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## Surprising Village House with Rooftop Pool

Cavanac , Aude , Occitanie



€262,000

inc. of agency fees

5 Beds      2 Baths      127 sqm

Looking for a character property you can customise to your taste in southwest France? This unique home with authentic charm is perfect for you!

### At a Glance

Reference MFH-MSA89414

Bed 5

Near to Carcassonne

Bath 2

Pool Yes

Price €262,000

Hab.Space 127 sqm

Land Tax N/A

### Property Description

Located in the heart of a charming village with shops and amenities just a short walk away, this characterful stone-built house offers 127 sq.m of living space across two levels, plus numerous additional areas ripe for conversion. Imagine transforming these spaces into a guest house, game room, office, workshop, or whatever suits your lifestyle. The location is ideal, just 7 minutes from Carcassonne, 5 minutes from a renowned golf course, and 10 minutes from the Medieval City.

The ground floor features an entrance hall, one bedroom, two additional rooms perfect for offices or extra bedrooms, a shower room, a separate WC, a laundry room, a cellar, and generous storage spaces. *Upstairs*, you'll find a friendly kitchen and dining area, two bright living rooms, and a summer kitchen on a covered rooftop terrace with a built-in BBQ.

Outside, a concrete pool (8 x 3.60 m) sits on a Tropezian-style terrace with stunning views of the Montagne Noire. There's also an additional room above one of the garages, ready to be converted into a gym, guest room, playroom, or more.

This property boasts a heat pump heating system, vermiculite (cork) insulation, a double-sided open fireplace, a shared well, three garages, two private parking spaces, and ample storage.

## **The Accommodation**

### **The ground floor**

- entrance 5.72 sqm
- office or bedroom 1 - 9.39 sqm
- bedroom 2 - 12.06 sqm
- independant toilet - 1.47 sqm
- corridor - 7.13 sqm
- bathroom - 5.10 sqm

- bedroom 3 or office - 8.81 sqm
- cellar - 6.59 sqm

## **The first floor**

- landing - 14 sqm
- living room with double sided open fireplace - 21.25 sqm
- tv room or other - 9.23 sqm
- kitchen - 5.8 sqm
- bathroom - 5.80 with independant toilet
- bedroom 4 - 10 sqm
- bedroom 5 - 8.80 sqm
- spare room or Summer dining room - 10 sqm

## **Outside**

- BBQ area with covered terrace 25 sqm
- easy maintenance
- pool 8X3.6m
- garage 1 - 38 sqm
- garage 2 - 27 sqm
- garage 3 - 21 sqm one could be a work shop
- court - 68 sqm
- 2 parking spaces in the street and private !
- wine cellar - 6 sqm
- other spare room - 32 sqm

## **The Area and Access**

- Center of the village, easy to go to restaurant in château at 1 minute walk
- Carcassonne at 5 minutes with its beautiful golf course
- Carcassonne airport at 12 minutes

*While some renovation work is needed, this presents a fantastic opportunity to add value and create your dream home in a prime location.*

### Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf	✓
Course?	
Mountain View?	✓

### And Before You Ask

Exposure:	South
Reason for selling:	Familial reasons
Condition of Roof:	Good condition
Drainage:	Connected to mains town system

## Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	2
Price	€262,000

## Key Information

Internal Area:	127 sqm
Floor:	2
How many	2
Outbuildings:	
Number of	1
Fireplaces:	

### Property Features:

- Village house close to amenities
- golf at 5 minutes
- rooftop pool
- lovely terrace and Sun bathing area
- great potential
- parking space

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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