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## Charming renovated Dovecote close to Carcassonne

Conques , Aude , Occitanie



**€395,000**

inc. of agency fees

4 Beds 2 Baths 149 sqm 1100 sqm

Charming stone house, a former dovecote completely renovated with noble and quality materials just 10 minutes from Carcassonne in the Aude (Occitanie).

### At a Glance

Reference MFH-MSA67152

Near to Carcassonne

Price €395,000

Bed 4

Bath 2

Hab.Space 149 sqm

Land 1100 sqm

Pool No

Land Tax €1772.00

### Property Description

This charming former dovecote of a neighboring castle is up for sale near Carcassonne. Upon entering the house, you'll enjoy a view of the castle. It has been fully renovated using high-quality materials. The property is located close to a village with ample shopping and services, with Carcassonne, along with one of its large commercial areas, only a 10-minute drive away.

The ground floor of the property features an entrance, a living room, a fitted kitchen with a stone sink, an office/bedroom/pantry, all of which open onto a terrace and front garden in a dominant position. On the first floor, there are two bedrooms and a bathroom, while the last level boasts a beautiful suite and another bathroom.

The house comes equipped with travertine floors, modern convectors, double glazing, and electric heating. The facade and roof have been redone, and the electricity and septic tank have been brought up to standards. The property features a swimming pool garden with approval from the town hall and is located in a non-flooding zone.

## **The Accommodation**

### **The ground floor**

- living room with travertin - 41.53 sqm
- fully fitted kitchen - 20.53 sqm
- office or bedroom with mezzanine - 11.59 sqm

### **The first and last floor**

- corridor - 9 sqm
- bedroom 1 - 15.92 sqm
- bedroom 2 - 17.97 sqm
- suite with bathroom - 19 sqm
- shower room - 9.20 sqm

## Outside

- terrace facing south
- garden which can have a swimming pool

## Additional Information

- double glazing windows
- electric heating
- travertin on floors downstairs
- fiber

## The Area and Access

- view from entrance on lovely castle next door
- village with amenities
- Carcassonne at 10 minutes

***This charming old house is sure to bring up emotions and is waiting for you to discover its beauty!***

### Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓

### And Before You Ask

Exposure:	South
Year of Renovation:	2016
Condition:	Ready to move in
Heating System:	Electric radiators
Reason for selling:	Other
Condition of Roof:	Excellent
Drainage:	Brand new septic tank
Gas Supply:	Gas bottles for cooking
Land Tax:	€1772.00



## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€395,000

## Key Information

Year Built:	1290
Internal Area:	149 sqm
Land Area:	1100 sqm
Floor:	3

### Property Features:

- Very nice renovation with quality materials
- great situation close to a chateau
- village with amenities
- big spaces
- fully fitted kitchen with a stone sink

Has an Office / Study?	Yes
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Has a Garden	Yes
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Has a Terrace?	Yes
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Has ADSL/Broadband?	Yes
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**Location: Occitanie**





## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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