



PULLEN  
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

**PRICE: 413,000€** (incl. agency fees payable by vendor)

## **Classic Maison de Maître with pool in the heart of village close to Carcassonne and Canal du Midi**



Classic, completely renovated Maison de Maitre, for sale in a busy village close to Carcassonne and the Canal du Midi, offering approximately 200m<sup>2</sup> of habitable space comprising 5 bedrooms and 4 bathrooms, set in an enclosed plot of around 300m with swimming pool and delightful courtyard garden.

The property is located in a quiet street close to all amenities. A completely private and verdant courtyard garden is to the front of the house, with a 3m x 5m swimming pool and various cosy seating and dining areas. From the sunny terrace to the front of the house, the entrance hall leads onto a spacious living room, which in turns has double doors opening onto the terrace. To the other side of the hallway is a large country style kitchen. The master bedroom with en-suite bathroom is off the living room. There is also a utility room on the ground floor and a WC.

On the first floor, there are 4 bedrooms, 2 of which have en-suite shower rooms. There is also a large family bathroom, an office and a laundry room at this level.

The top floor comprises 3 rooms, each with velux window, and some additional attic space. Two of the rooms are currently used as bedrooms, and the other is a library.

This lovely property is currently run as a bed & breakfast and is in excellent condition throughout. Its location in a pretty village close to the medieval city of Carcassonne and the Canal du Midi makes it well placed for any kind of rental business. In any case, it would make a very special home with all the charm and attraction of a classic grand residence of the region.

### *Ground Floor:*

Entrance hall – 6.2m<sup>2</sup>

Living room – 32m<sup>2</sup>

Kitchen – 24.5m<sup>2</sup>

Bedroom 1 – 15.2m<sup>2</sup>

En-suite bathroom with bath and walk-in shower- 5.3m<sup>2</sup>

Utility room -4.5m<sup>2</sup>

WC – 1.2m<sup>2</sup>

### *1<sup>st</sup> Floor:*

Bedroom 2 – 12 m<sup>2</sup>

Bedroom 3 – 17.3m<sup>2</sup>

**\*\*non contractual information\*\***

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Bedroom 4 – 11.5m<sup>2</sup>  
Bedroom 5 – 17.5m<sup>2</sup>  
Bathroom – 7m<sup>2</sup>  
Dressing room – 4.9m<sup>2</sup>  
Hall – 11.2m<sup>2</sup>  
Store room – 3m<sup>2</sup>  
WC – 1.3m<sup>2</sup>

*2<sup>nd</sup> Floor:*

Room 1 – 31.5m<sup>2</sup>  
Room 2 – 22.7m<sup>2</sup>  
Library -10.1m<sup>2</sup>  
Attic Space – 20.4m<sup>2</sup>

*Exterior:*

Off street parking for 2 cars – 51m<sup>2</sup>  
Patio/terrace – 50m<sup>2</sup>

*General:*

Town gas central heating with condensation boiler  
Solar powered water heater  
Double vitrage  
Water softener  
Mains drainage  
Tax Foncière approx. 1800€p.a

*Location:*

**Capendu** – Historic village in Cathar country, with all amenities, including 2 restaurants and a café, close to many tourist attractions, such as the Cité de Carcassonne and the Canal du Midi, 15 minutes from the autoroutes and the airport at Carcassonne, 40 minutes to Narbonne and beaches, an hour from Toulouse.

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