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Well appointed 2 bedroom house

Part of a luxurious resort development

Site includes two pools and a spa

Short walk into local village

Around 30 minutes from the Mediterranean

DPE and GES = in progress



St Laurent de la Cabrerisse, Aude
Ref: 10342

€255,000

Just half an hour from Carcassonne, this two bedroom property is situated in the gorgeous countryside of the Corbieres. It is located within a fabulous spa resort in St Laurent de la Cabriese, in an area known as "The Secret Mediterranean" - an ancient region filled with dramatic landscapes and great beaches. The resort is built on the site of a former monastery and on the edge of the village.

The resort is centred around a large reception area, indoor and outdoor pools and a luxurious Mediterranean spa which uses the fresh fruit, herbs and flowers from the local vineyard and olive groves. There is a super restaurant which has both indoor and outdoor dining available. In total there are 161 houses in the development, all with private gardens and all fully furnished and fitted to a very high standard.

The resort is designed along the lines of a traditional French country village with a modern twist, blending lime-washed walls, ironwork and traditional textiles with state-of-the-art lighting and equipment. There is a children's club, children's pool and leisure activities nearby include hiking, golf, fishing, horse-riding, water-sports and mountain biking. There is so much to see and do in the area.

The house for sale is a two bed house which could make an excellent rental/investment property or holiday home. It has an open plan kitchen/living/dining area together with a downstairs WC. Upstairs are two bedrooms and a bathroom. There is also a garden. There is ample storage and parking. Guest services are available from the main reception, including maid service once a week and linen changing weekly.

GROUND FLOOR

Open plan living room 27m²

Fitted kitchen, living and dining areas. Staircase to the first floor.

WC 1.2m²

FIRST FLOOR

Landing

Bedroom 1 11.8m²

Bedroom 2 9.3m²

Plus fitted shelving and a cupboard housing the water heater.

Bathroom 4.23m²

OUTSIDE

Terrace

Shared facilities of the resort

Indoor pool, outdoor pool, spa, restaurant, children's play facilities and communal amenity areas.

ADDITIONAL INFORMATION

Electric heating

Mains drainage

Habitable area = 55.48m²

Recent tax fonciere = 469 euros

Closest shops and services

Within the resort is a restaurant and client services. The local village is a five minute walk away.

ABOUT THE AREA

The house is on the edge of the village of St Laurent de la Cabrerisse which is midway between the evocative city of Carcassonne and the beautiful Mediterranean coast. With a delightful climate it is ideal as a base for summer holidays or as an investment/ holiday rental property. Carcassonne is one of the most important tourist attractions in France and is surrounded by the historic Cathar countryside - a region filled with history, remarkable villages and stunning scenery. There are the vineyards of the Corbieres to explore, the city of Narbonne is only 30 minutes away and within an hour and a half you could be in Spain or, in the other direction, the magnificent Mediterranean city of Montpellier.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.