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## Mediterranean style villa and garden on top of a hill

Lézignan , Aude , Occitanie



**€449,000**

inc. of agency fees

4 Beds 2 Baths 146 sqm 2260 sqm

Beautiful architect villa in the middle of a pinède, overlooking the village of Lézignan and views of the Corbières in the distance, 5 minutes from the first shops and services.

### At a Glance

**Reference** MFH-MSA73592

**Bed** 4

**Land** 2260 sqm

**Near to** Carcassonne

**Bath** 2

**Pool** No

**Price** €449,000

**Hab.Space** 146 sqm

**Land Tax** €2006.00

### Property Description

Standing prominently amidst a typical pine grove, this south exposed Mediterranean-style villa offers breathtaking views of the charming village of Lézignan and the distant Corbières hills. Conveniently located just a short 5-minute drive from shops and services, this architectural masterpiece provides the perfect blend of tranquillity and accessibility.

Built-in 1985, the villa features a spacious living area of 146 sq.m, situated on a beautifully terraced plot of 2260 sq.m. The sun-drenched living space includes a large, two-level living room with an open fireplace, ideal for cosy evenings with loved ones. The living room opens onto a south-facing covered terrace, perfect for al fresco dining and enjoying the stunning views.

The villa's modern kitchen overlooks a second covered terrace with a barbecue area and a luxurious spa, perfect for unwinding and entertaining guests. The living room provides access to two separate nighttime areas, each featuring two comfortable bedrooms and a bathroom, ensuring privacy and convenience.

With its idyllic location, stunning views, and luxurious amenities, this Mediterranean-style villa is the perfect retreat for those seeking a peaceful and sophisticated lifestyle in the heart of the Aude.

## **Accommodation in the Villa**

### **The living wing**

- entrance - 4.30 sqm
- living room on 2 levels with fireplace - 52 sqm
- fully fitted kitchen and direct access to terrace and BBQ - 10.35 sqm
- veranda - 16 sqm
- cellar and laundry - 2.86 sqm

## **Two night wings**

- bedroom 1 - 10.13 sqm
- bedroom 2 - 10 sqm
- bathroom 1 - 5.60 sqm
- bedroom 3 - 9.81 sqm
- bedroom 4 - 9.44 sqm
- bathroom 2 - 4.56 sqm

## **Outside**

- BBQ area and spa under covered terrace
- pretty veranda overlooking the garden with Mediterranean plants
- second covered terrace facing views and Corbières
- easy maintenance
- lots of mediteranean plants and pine trees
- garage - 20 sqm and workshop
- car port for 2 cars - 50 sqm
- concrete driveway

## **Additional Information**

- drop watering system in garden
- air conditioning in living room
- 3 zones for the electric radiators
- double glazing
- mosquito protection on windows
- house with levels and nice beams all imagined by architect
- possible to build a swimming pool

## **The Area and Access**

- close to all shops and services
- swimming pool and tennis and padel at 2 minute drive
- Lézignan is between Carcassonne and its famous castle and Narbonne plus seaside
- Lézignan is in between Corbières and Minervois Wine region

*This property is in an exceptional place, quiet and will seduce you with its Mediterranean architecture with many private spaces, all in a very nice plot and garden.*



### Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Mountain View?	✓

### And Before You Ask

Exposure:	South
Year of Renovation:	2020
Condition:	Very good
Heating System:	Electric radiators
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Gas bottles for cooking
Land Tax:	€2006.00

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€449,000

## Key Information

Year Built:	1985
Internal Area:	146 sqm
Land Area:	2260 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- very calm area with few neighbours
- nice views
- lovely garden
- house done by architect
- amenities at 3 minutes drive
- villa in a "cul de sac"
- two outside terraces

Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**

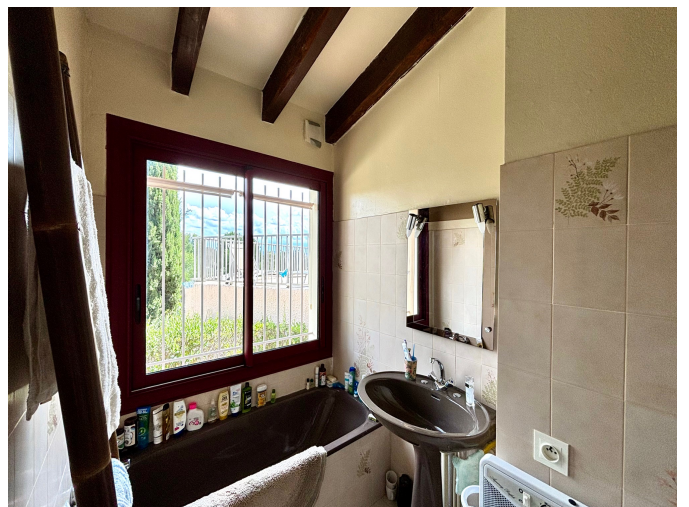




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**S. and L. BROWN**



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