

[Click to view MFH-MSA73592](#)

## 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

<b>Reference</b>	MFH-MSA73592	<b>Near to</b>	Carcassonne	<b>Price</b>	€449,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	146 sqm
<b>Land</b>	2260 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€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

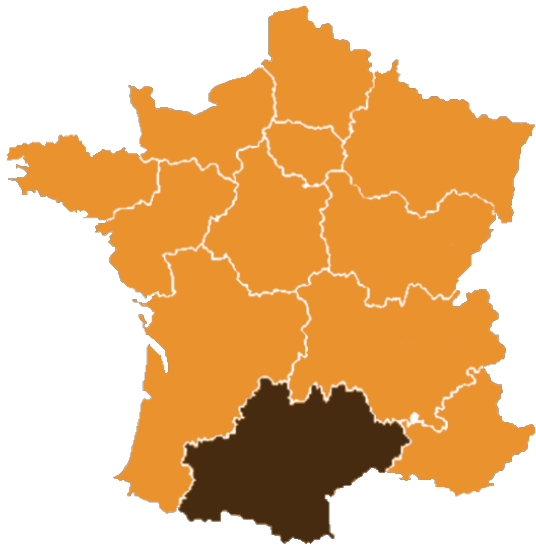
Year Built:	1985
Internal Area:	146 sqm
Land Area:	2260 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### 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**



# Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates