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## Exceptional luxury villa for sale near Carcassonne

Cazilhac , Aude , Occitanie



# €789,000

inc. of agency fees

4 Beds   4 Baths   448 sqm   5053 sqm

This prestigious property is an exceptional renovation combining luxury and charm, with a breathtaking view of the castle overlooking the village. Located just four minutes from Carcassonne.

### At a Glance

<b>Reference</b>	MFH-MSA76813	<b>Near to</b>	Carcassonne	<b>Price</b>	€789,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	448 sqm
<b>Land</b>	5053 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This stunning property is an impressive architectural renovation that flawlessly combines luxury and charm. It boasts a very nice view of the castle overlooking the village. Located just four minutes from Carcassonne, the village offers all the essential amenities and services you need.

The magnificent 450 sqm residence is situated on a sprawling 5000 sqm plot and features a main house spread over two levels. The elegant entrance leads to a spacious living room, a fully equipped kitchen with an adjacent dining area, a master suite with a dressing room and en-suite bathroom, three additional bedrooms, a family bathroom, a shower room, a dedicated jacuzzi and sunbathing area, a pantry, a laundry room, and a gym.

The property also includes a pool house with a summer kitchen, living room, game room, and relaxation room. The outdoor space features a swimming pool, two garages, and a carport for two cars. The garden is beautifully landscaped with Mediterranean plants and a lush lawn.

## **The Accommodation**

### **The ground floor**

- entrance - 9 sqm
- living room - 84 sqm
- kitchen and dining room - 42 sqm
- cellar - 6.50 sqm
- en-suite with huge dressing and bathroom - 47 sqm
- toilets - 2.64 sqm
- en-suite 2 with bathroom - 25 sqm

### **The garden floor**

- bedroom 3 with dressing - 13 sqm
- bedroom 4 with dressing - 14 sqm
- toilets - 1.37 sqm
- bathroom 2 - 4.17 sqm
- jacuzzi room with ceiling full of leds - 30 sqm
- laundry room and sport room - 56 sqm

## **Outside**

- pool house - 54 sqm
- playroom next to pool house - 32 sqm
- kitchen in pool house - 5.74 sqm
- lots of flowers and mediterranean plants

## **Additional Information**

- nice Jacuzzi room



- lovely pool space
- lots of terraces
- garage for 2 cars
- car port for 2 cars
- automatic gates

## **The Area and Access**

- village with all amenities
- Carcassonne at 7 minutes
- Carcassonne airport at 10 minutes
- golf course at 5 minutes

*This property offers the perfect blend of luxury, comfort, and views, making it an ideal choice for those seeking a prestigious and tranquil living environment.*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓
Mountain View?	✓

## And Before You Ask

Exposure:	North
Condition:	Very good
Heating System:	Reversible heating system
Reason for selling:	Other
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Gas bottles for cooking

## Summary

Property type:	Modern Villa
Bedrooms:	4
New Home?	No
Bathrooms	4
Price	€789,000

## Key Information

Internal Area:	448 sqm
Land Area:	5053 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2

### Property Features:

- Villa full of character
- village with all amenities and services
- lovely view from living room
- Nice garden
- fantastic pool and great pool house
- golf course at 5 minutes

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**



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