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Superb Traditional Villa with a Swimming Pool

Pomas , Aude , Occitanie



€472,000

inc. of agency fees

5 Beds 3 Baths 171 sqm 3246 sqm

Magnificent south exposed villa with beautiful views in a privileged environment on the edge of a village, near Carcassonne and Limoux, as well as the 18-hole golf course.

At a Glance

Reference	MFH-MSA85522	Near to	Carcassonne	Price	€472,000
Bed	5	Bath	3	Hab.Space	171 sqm
Land	3246 sqm	Pool	Yes	Land Tax	N/A

Property Description

Located on the edge of a charming village, this south-facing villa offers tranquility and stunning views, just 17 minutes from Carcassonne and Limoux, close to an 18-hole golf course and an international airport.

The bright ground floor features a welcoming entrance, a cozy living room with an open fireplace, a dining room connected to a fully equipped kitchen with a dining area, and a suite converted from a garage with a shower room. This level also includes two bedrooms and a separate bathroom. *Upstairs*, a spacious landing can serve as an office, along with a well-appointed bedroom and a master suite with an en-suite bathroom.

The exterior boasts a 10 x 5 meter Desjoyaux swimming pool, a covered terrace with a pool house and pizza oven, and a landscaped garden with lawn and irrigation. Amenities include reversible air conditioning, double-glazed windows, and an automatic gate with a videophone system, making this villa a perfect blend of luxury and comfort.

The Accommodation

The ground floor

- entrance and dressing - 4.13 sqm
- living room with fireplace - 30.20 sqm
- dining room - 10.71 sqm
- kitchen with area for having a lunch - 16.21 sqm
- cellar 1 - 4.31 sqm
- cellar 2 - 2 sqm
- en-suite 1 bedroom 1 and shower room - 17 sqm
- bedroom 2 - 11.81 sqm
- bedroom 3 - 12.10 sqm
- shower room - 4.88 sqm

The first floor

- landing - 6 sqm place to have an little office
- en-suite 2 bedroom 4 with shower room and dressing - 19 sqm
- bedroom 5

Outside

- BBQ area and oven for pizzas in pool house - 40 sqm
- easy maintenance
- in Pool house, storage

Additional Information

- well
- swimming pool
- wood shed
- air condition

- double glazing windows

The Area and Access

- village at 5 minute walk
- amenities and services
- Carcassonne, golf and airport at 17 minutes
- Limoux at 15 minutes

A quality villa, perfectly equipped and ideally located! Do not miss this rare opportunity [in the Aude](#).

Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓

And Before You Ask

Exposure: South

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€472,000

Key Information

Year Built:	1996
Internal Area:	171 sqm
Land Area:	3246 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

Property Features:

- Typical mediterranean villa
- nice garden and views
- lovely pool
- fireplace in living room
- two en-suites and three bedrooms
- cute kitchen with granit
- amenities in village and famous towns close
- golf and airport at 17 minutes

Has an Office / Study? Yes

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

Pool House? Yes

Has Air Conditioning? Yes

Has
ADSL/Broadband? Yes

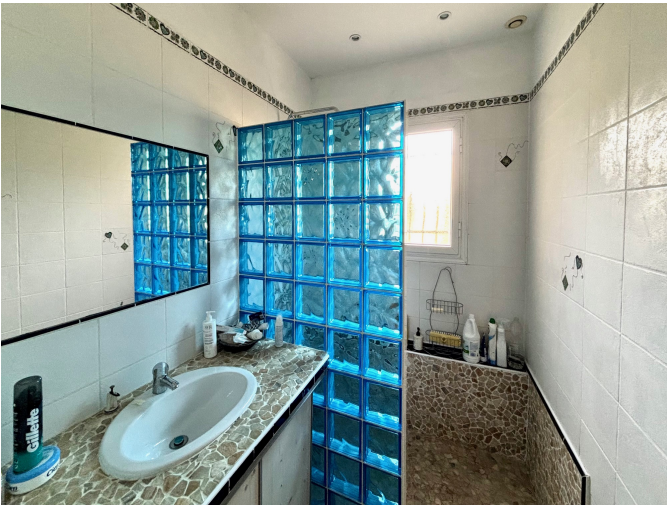
Location: Occitanie



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