

# Lovely home with a pool and Pyrénées views close to Carcassonne

Pomas, Aude, Occitanie





#### At a Glance

Reference MFH-MSA86858	Near to	Carcassonne	<b>Price</b> €748,000
<b>Bed</b> 6	Bath	4	Hab.Space 212 sqm
<b>Land</b> 1.3 ha	Pool	Yes	<b>Land Tax</b> €2005.00

#### **Property Description**

Very beautiful property with breathtaking views on the Pyrenees, the village, set on 1.3 ha of land in a dominant position in an exceptional setting, between Carcassonne and Limoux, with the first shops and services 6 minutes drive away.

Offering over 210 sq.m of living area, this south exposed country property consists of a main house of 144 sqm, an adjacent house (49.62 sqm); an upstairs studio with independent entrance, a swimming pool, an independent workshop (53 sqm), a garage currently converted into a stable with two boxes and a tack room.

The villa consists of three living rooms, two kitchens, a kitchenette, 7 bedrooms, 3 bathrooms or showers, several terraces.

## THE ACCOMMODATION

#### The MAIN house

- entrance 5.93 sqm
- living room with fireplace 25 sqm
- fully fitted kitchen with Godin cocker
- cellar and laundry room 12.89 sqm
- bedroom 1 12.47 sqm
- bedroom 2 11.11 sqm
- bedroom 3 10.06 sqm
- bathroom 7 sqm
- bedroom 4 separates both houses and links them together can be added to the first one or second one

## The second house

- entrance 9.95 sqm
- living room or bedroom 5 18.40 sqm
- kitchen and dining room 13.69 sqm
- private terrace

## Studio on 1st floor

- entrance 3.40 sqm
- little area for cooking 2.73 sqm
- living room and bedroom 21.45 sqm
- bathrom 5 sqm

# OUTSIDE

- terraces
- swimming pool 8m X 4m
- outbuilding for painting or sport room 53 sqm
- garage changed into 2 boxes for horses and saddle room 41.46 sqm

# ADDITIONAL INFORMATION

- double-glazed windows
- gas central heating tank
- electric convectors on one part
- tarmac road to the entrance of the property
- kitchen with Godin piano
- garden with Mediterranean plants
- roof revised in May 2022

#### The Area and Access

- the property is 3 mins. from the village, 5 mins from Pomas with greengrocer and school
- the property is at 15 minutes from Limoux
- the property is 15 minutes from Carcassonne with its international airport
- golf course at 20 minutes

The property is well equipped and in good condition, it's perfect for nature lovers.

Possibility for creating a B&B or other activity. A Good opportunity at this NEW PRICE!

### **Environment & Surroundings**

Near Airport/Ferries?✓Near to Shops?✓Near to Schools?✓Near to a Golf Course?✓Mountain View?✓

#### And Before You Ask

Exposure:	South
Year of Renovation:	2010
Condition:	Good general condition
Heating System:	Underfloor heating
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Very good condition
Gas Supply:	Buried gas tank
Land Tax:	€2005.00

#### Summary

Countryside house
6
4
€748,000

# **Key Information**

Year Built:	1989
Internal Area:	212 sqm
Land Area:	1.3 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2
Property Features: Fantastic views alone on top of the hill potential nice pool with garden little wood 2 horse boxes	
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie** 



# Gallery













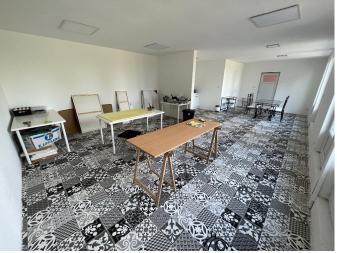
















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