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

**Pomas , Aude , Occitanie**



# €799,000

inc. of agency fees

6 Beds    4 Baths    212 sqm    1.3 ha

Beautiful country property with breathtaking views on the Pyrenees, the village, set on 1.3 ha of land in a dominant position in an exceptional setting, 15 minutes from Carcassonne.

### At a Glance

|                  |              |                |             |                  |          |
|------------------|--------------|----------------|-------------|------------------|----------|
| <b>Reference</b> | MFH-MSA53715 | <b>Near to</b> | Carcassonne | <b>Price</b>     | €799,000 |
| <b>Bed</b>       | 6            | <b>Bath</b>    | 4           | <b>Hab.Space</b> | 212 sqm  |
| <b>Land</b>      | 1.3 ha       | <b>Pool</b>    | 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 cooker
- 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.*

## 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

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 6                 |
| Bathrooms      | 4                 |
| Price          | €799,000          |

## Key Information

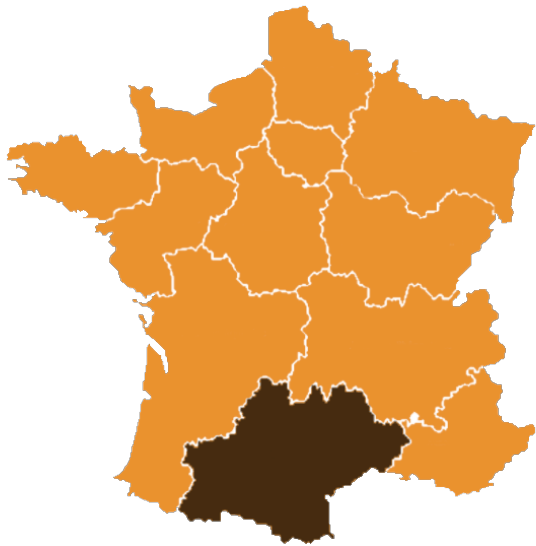
|                        |         |
|------------------------|---------|
| Year Built:            | 1989    |
| Internal Area:         | 212 sqm |
| Land Area:             | 1.3 ha  |
| Floor:                 | 2       |
| How many Outbuildings: | 1       |
| Number of Fireplaces:  | 2       |

### 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 |

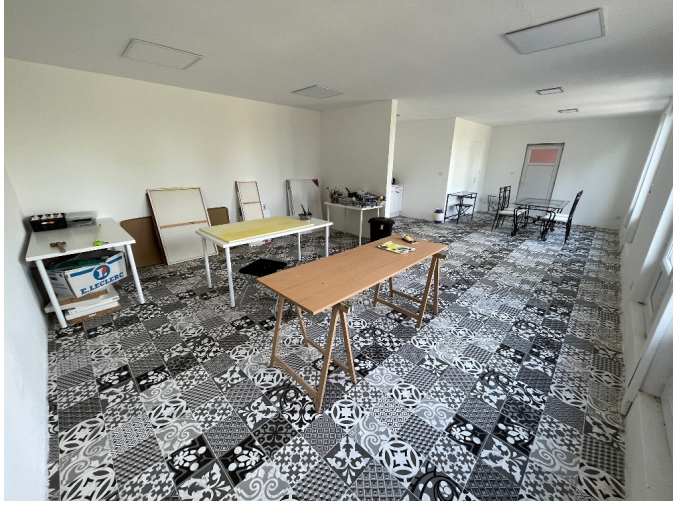
**Location: Occitanie**



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