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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

Reference	MFH-MSA53715	Near to	Carcassonne	Price	€799,000
Bed	6	Bath	4	Hab.Space	212 sqm
Land	1.3 ha	Pool	Yes	Land Tax	€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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