

[Click to view MFH-MSA55773](#)

## Luxury villa with lake views for sale near Carcassonne - VIRTUAL

Carcassonne , Aude , Occitanie



# €467,500

inc. of agency fees

5 Beds   2 Baths   165 sqm   3000 sqm

Luxury south exposed villa with views of the Taure lake, the Pyrenees, the city of Carcassonne in the distance and the Black Mountains.

### At a Glance

<b>Reference</b>	MFH-MSA55773	<b>Near to</b>	Carcassonne	<b>Price</b>	€467,500
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	165 sqm
<b>Land</b>	3000 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€2700.00

### Property Description

Luxury south exposed villa with views of the Taure lake, the Pyrenees, the city of Carcassonne in the distance and the Black Mountains. This villa offering 165 sqm of habitable space is set on a 3,000 sqm plot located in a quiet area at the end of a cul-de-sac. The hamlet is situated 5 minutes from the first major

shopping center of Carcassonne and the first shops. Creche and primary school are just 3 minutes away in the hamlet.

The villa contains an entrance with independent toilet, a living room with automatic pellet fireplace, two French windows opening onto the terrace and the rear garden, a fully equipped modern kitchen with access to the veranda and the garden, as well as the garage and the storeroom.

The parental area is on the ground floor has a beautiful bedroom with fitted wardrobes, a dressing room, a bathroom, a WC and washbasin, an additional bedroom or, as currently, a gym. *Upstairs*, landing, three bedrooms and a bathroom.

## **THE ACCOMMODATION**

### **The ground floor**

- entrance and independent toilet - 8.20 sqm
- living room and dining room with direct access to garden - 48.54 sqm
- fully fitted kitchen - 18.96 sqm
- veranda - 8 sqm
- bedroom 1 with cupboards - 15.34 sqm
- bedroom 2 actually sports rooms - 9.47 sqm
- independent dressing - 3.04 sqm
- bathroom - 8.95 sqm
- toilet - 2.50 sqm

### **The first floor**

- bedroom 3 with view on Black Mountains and Carcassonne Castle - 11.62 sqm
- bedroom 4 - with view on lake - 13.59 sqm
- bedroom 5 with view on lake - 13.76 sqm
- bathroom 2 - 9.07 sqm

## **OUTSIDE**

- easy maintenance
- garden fenced by wire and wall at the front
- automatic gate - tarmac alley

## **ADDITIONAL INFORMATION**

- reversible air conditioning
- electric radiant radiators

- double glazing
- electric roller shutters
- double garage - 50 sqm
- tarmacked driveway
- possible to build a pool if needed
- private alarm with video surveillance system
- **VIDEO** tour available on request

## **ABOUT AREA AND ACCESS**

- lake at the end of the garden
- Carcassonne at 10 minutes
- international airport at 10 minutes
- first shops and services at 7 minutes

*You'll love the quality of this villa, its prime location, views over the lake, the Pyrenees and Carcassonne, which is just 10 minutes away.*

## Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓
- Lake or River View? ✓
- Mountain View? ✓

## And Before You Ask

- Exposure: South
- Year of Renovation: 2020
- Condition: Ready to move in
- Heating System: Reversible heating system
- Reason for selling: Familial reasons
- Currently lived in: Yes
- Condition of Roof: Excellent
- Drainage: Connected to mains town system
- Land Tax: €2700.00

## Summary

Property type:	Modern Villa
Bedrooms:	5
New Home?	No
Bathrooms	2
Price	€467,500

## Key Information

Year Built:	2011
Internal Area:	165 sqm
Land Area:	3000 sqm
Floor:	1
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Nice view on lake and Pyrenees and Black Mountains
- residential area and villa in a cul-de-sac
- golf course at 8 minutes
- very nice finishings
- double garage
- garden can have a pool !

Has an Office / Study? Yes

Has a Garden Yes

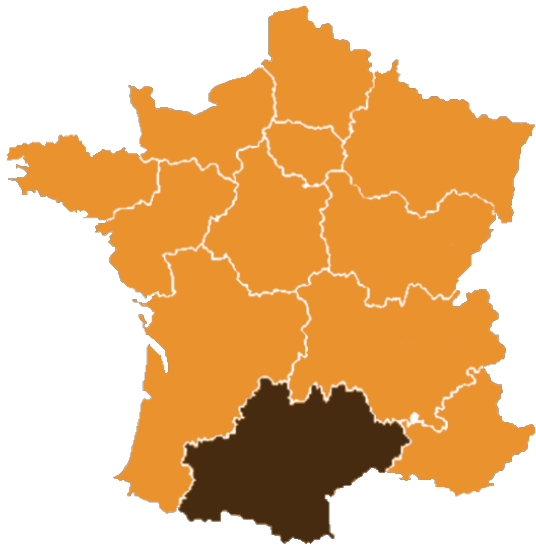
Has a Terrace? Yes

Has Air Conditioning? Yes

Has  
ADSL/Broadband? Yes

Has Alarm Yes

**Location: Occitanie**



# Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates