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Mediterranean villa with a pool close to Carcassonne

Lavalette , Aude , Occitanie



€482,900

inc. of agency fees

5 Beds 2 Baths 164 sqm 3000 sqm

Villa 5 minutes from Carcassonne set on a wooded plot with a swimming pool and horse boxes.

At a Glance

Reference	MFH-MSA58626	Near to	Carcassonne	Price	€482,900
Bed	5	Bath	2	Hab.Space	164 sqm
Land	3000 sqm	Pool	Yes	Land Tax	€1930.00

Property Description

This south exposed Mediterranean villa with a pool is situated close to Carcassonne in the Aude area of Occitanie.

Offering 164 m2 of living areas, the villa includes an equipped and fitted kitchen, as well as a large living

room with fireplace. A master bedroom with a bathroom, on the half floor 3 bedrooms with a bathroom.

There's garage in the basement with a room that can be used as a bedroom or office.

Outside, the wooded plot is approx 3000 sq.m, it comes with 2 workshops, 3 horse boxes (representing an area of 50 m2), a carport and a wood shed.

The property is equipped with reversible air conditioning, swimming pool, electric shutters, recent woodwork, a well and water recuperators (5x 300 litres).

THE ACCOMMODATION

The ground floor

- entrance - 9.28 sqm
- living room with fireplace - 62 sqm
- fully fitted kitchen - 25 sqm
- en-suite 1 with shower room - 15 sqm

The first floor

- bedroom 2 - 15 sqm
- bedroom 3 - 10.91 sqm
- bedroom 4 - 13 sqm
- shower room - 10.85 sqm

Outside

- BBQ area
- easy maintenance
- lots of flowers and pine trees
- garage - 31.80 sqm
- stable for 3 horses - 32 sqm
- workshop 1 - 19.17 sqm
- workshop 2 - 14 sqm
- pool
- well

The Area and Access

- Carcassonne at 10 minutes
- Airport at 10 minutes
- Canal du Midi at 10 minutes

- Carcassonne medieval castle at 15 minutes
- sea side at 1 hour 1/4

Nice property with a pool and good opportunity just 5 minutes from Carcassonne (with international airport).

Environment & Surroundings

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

And Before You Ask

Exposure:	South
Condition:	Ready to move in
Reason for selling:	Property too big / small
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Land Tax:	€1930.00

Summary

Property type:	House
Bedrooms:	5
New Home?	No
Bathrooms	2
Price	€482,900

Key Information

Internal Area:	164 sqm
Land Area:	3000 sqm
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	1

Property Features:

- on the edge of the village
- all amenities in the village
- close to Carcassonne
- golf at 10 minutes
- airport at 10 minutes
- lovely garden
- 3 stables

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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