

[Click to view MFH-MSA58626](#)

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

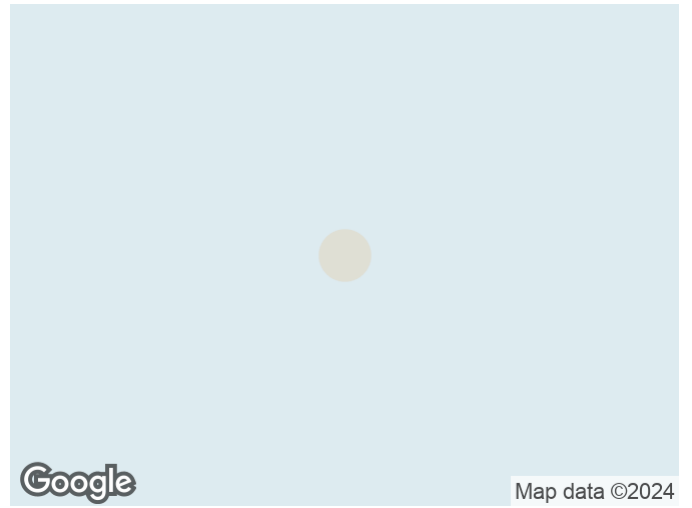
Internal Area:	164 sqm
Land Area:	3000 sqm
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	1

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



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