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 if 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 houses 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

Connected to

Drainage: 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

Swimming Pool? Yes

Has Air Conditioning? Yes

Has

ADSL/Broadband? Yes

**Location: Occitanie** 



# Gallery













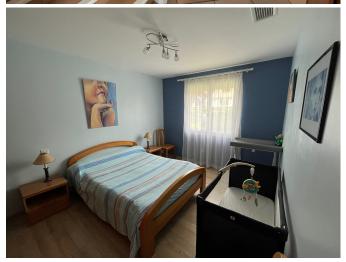






























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