

[Click to view MFH-MSA61350](#)

Amazing villa with a big pool and a pool house in Carcassonne

Carcassonne , aude , Occitanie



€856,000

inc. of agency fees

5 Beds 3 Baths 189 sqm 3000 sqm

For sale, magnificent south exposed luxury villa set on a large plot with swimming pool and pool house ideally located near Carcassonne and a lake.

At a Glance

Reference	MFH-MSA61350	Near to	Carcassonne	Price	€856,000
Bed	5	Bath	3	Hab.Space	189 sqm
Land	3000 sqm	Pool	Yes	Land Tax	€4000.00

Property Description

Magnificent south exposed luxury villa set on a plot of 3000 sqm with a swimming pool and pool house ideally located near Carcassonne and Carcassonne lake. The walled city is just 5 minutes for local shops, can be done by bike or on foot, and 6 minutes from a new large shopping area. School Pickup for College and High School.

The modern villa offering 189 sqm of living area all on one level consists of a beautiful bright living room facing south and view pool plus garden, having its living room, dining room and equipped kitchen, a first master suite with its private bathroom and large dressing room also fully equipped, a second suite with dressing room and shower room. There's also two additional bedrooms, an office or bedroom 5, a third bathroom, a laundry room, a garage.

Outside, a beautiful landscaped garden with trees, a beautiful covered terrace with pool house, outdoor toilet, summer kitchen, a salt swimming pool with PH auto (10mx4m).

The Modern Villa

The ground floor

- entrance with closets
- living room with fully equipped and upscaled opened kitchen - 62 sqm
- first ensuite with dressing and shower room
- second ensuite with dressing, bathtub and wc
- 3 bedrooms including 2 with closets
- laundry room
- wc

Outside

- pool 10x4m with an armed liner 10.00m x 4.00m
- pool house with bbq and technical room with wc
- terrace oriented south of 140 sqm
- 3000 sqm of land
- no overlooking on property
- porch and pation
- summer kitchen of 24 sqm

Additional information

- garage with electric portal of 28 sqm
- upscale residential environment
- automatic watering system
- salt-treated pool with automated Ph
- double-glazed
- central electric shutters
- reversible air conditioning
- electricity to standards
- roof sheathing

- hot water by thermodynamic balloon
- electric towel rail
- italian tiles
- no land tax until 2024
- visio phone

The Area and Access

- popular place
- the location makes this villa a rare property on the Carcassonne basin

Incredible modern villa with luxurious amenities... to visit without delay!

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:	Immaculate
Heating System:	Reversible heating system
Reason for selling:	Other
Condition of Roof:	New
Drainage:	Connected to mains town system
Land Tax:	€4000.00

Summary

Property type:	Modern Villa
Bedrooms:	5
New Home?	Yes
Bathrooms	3
Price	€856,000

Key Information

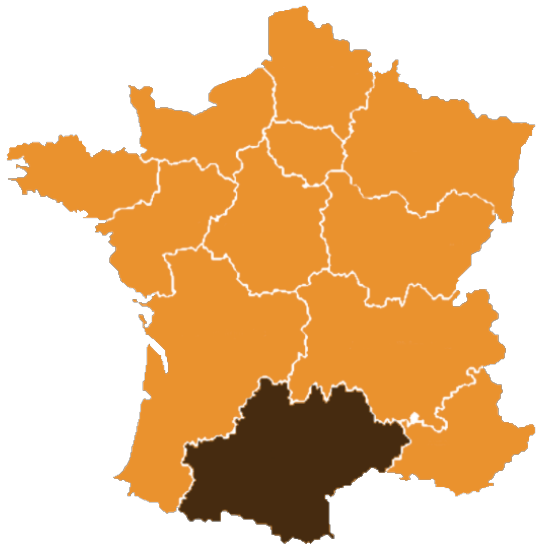
Year Built:	2022
Internal Area:	189 sqm
Land Area:	3000 sqm
How many Outbuildings:	1

Property Features:

- brandnew
- immaculate
- big garden
- big pool and pool house
- modern villa
- ensuite with dressing and bathroom

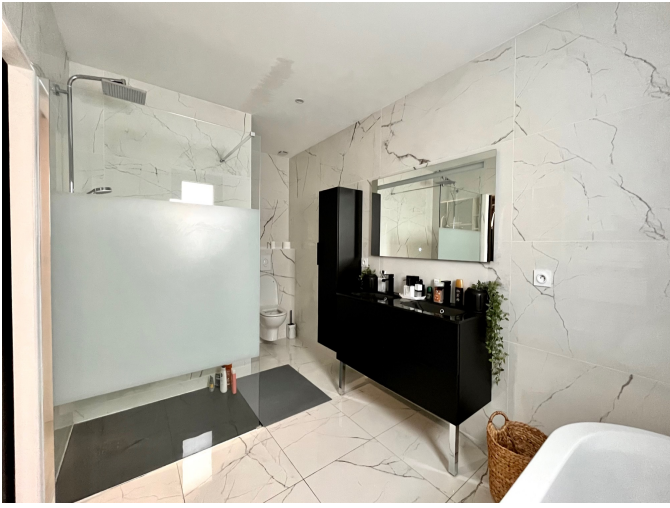
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

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