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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

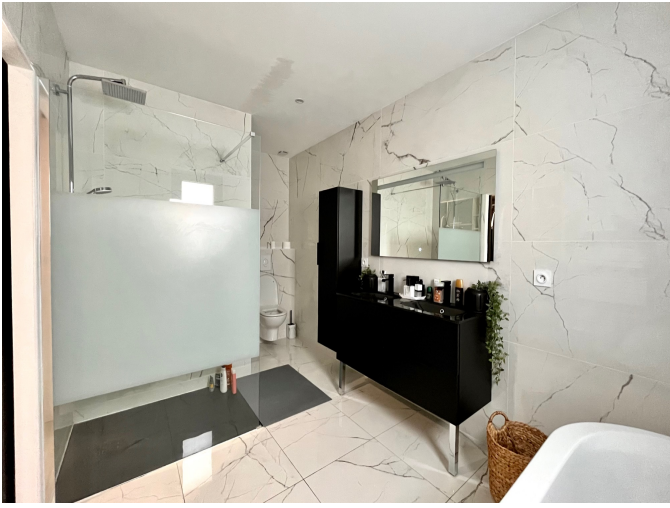
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Occitanie



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