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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

|                  |              |                |             |                  |          |
|------------------|--------------|----------------|-------------|------------------|----------|
| <b>Reference</b> | MFH-MSA61350 | <b>Near to</b> | Carcassonne | <b>Price</b>     | €856,000 |
| <b>Bed</b>       | 5            | <b>Bath</b>    | 3           | <b>Hab.Space</b> | 189 sqm  |
| <b>Land</b>      | 3000 sqm     | <b>Pool</b>    | Yes         | <b>Land Tax</b>  | €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 patien
- 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        |

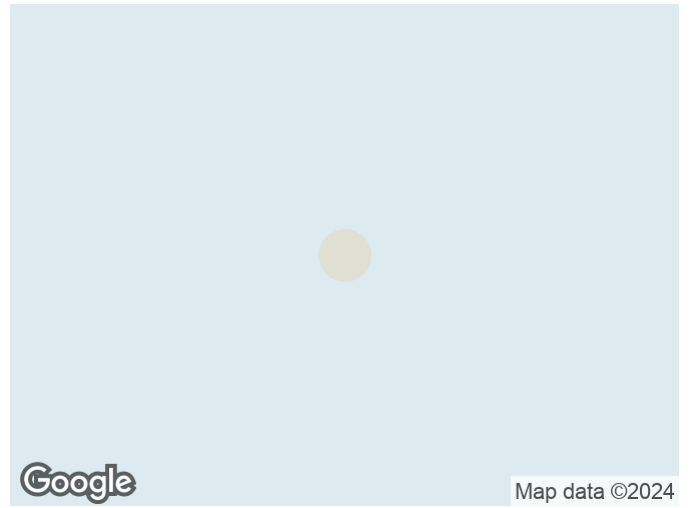
### Property Features:

- 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**

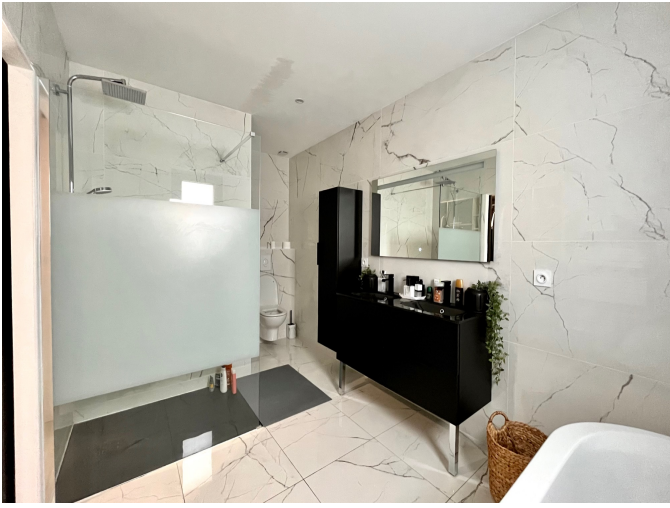




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