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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

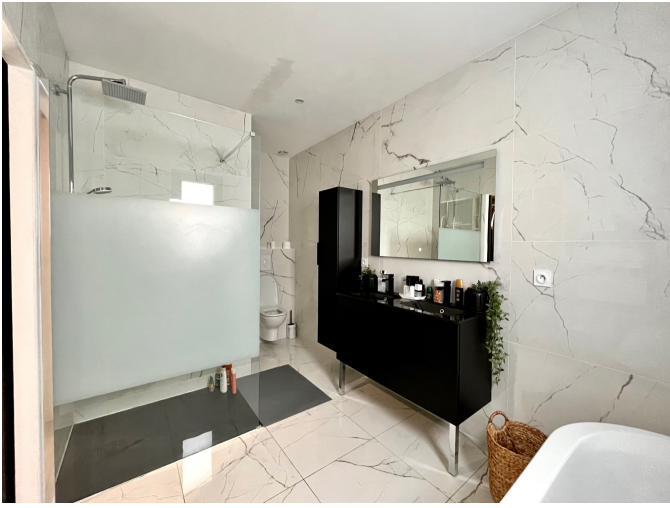
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

**Location: Occitanie**



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