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Very nice mediterranean villa close to Carcassonne

Carcassonne, Aude, Occitanie



€399,000

inc. of agency fees

4 Beds 3 Baths 206 sqm 2000 sqm

For sale beautiful architect designed villa just 5 minutes from Carcassonne in a very quiet hamlet of the Aude.

At a Glance

Reference MFH-MSA62614 **Near to** Carcassonne **Price** €399,000

Bed 4 Bath 3 Hab.Space 206 sqm

Land 2000 sqm **Pool** Yes **Land Tax** €3911.00

Property Description

Beautiful architect designed villa just 5 minutes from Carcassonne in a very quiet hamlet of the Aude. The property is situated 5 minutes from all shops and services. primary school 2 minutes, school bus nearby.

The villa offering 206 sqm of living area is set on a plot of 2000 sqm with a swimming pool Desjoyaux (8m

X 4m), a landscaped garden with Mediterranean plants and a vegetable garden.

On the ground floor: spacious entrance, living room, dining room with access covered terrace and protected from the wind, equipped kitchen.

In one wing: two bedrooms and bathroom. On the other side, the garage and the laundry room.

Upstairs, two beautiful suites and access to the balcony with views of the Malepère and the Pyrenees.

The Accommodation in the Villa

The ground floor

- entrance and hall 10.85 sqm
- office or dressing -6.75 sqm
- laundry and cellar 14.65
- fully fitted kitchen (without oven) 11 sqm
- living room 28 sqm
- dining room 18.75 sqm
- bedroom 1 23 sqm
- bedroom 2 15.70 sqm
- bathroom 12.20 sqm

The first floor

- suite with bathroom 30.70 sqm
- suite with shower room and access to balcony 16 sqm

Outside

- BBQ area
- easy maintenance
- lots of mediterranean plants
- swimming pool 8m X 4m
- garage 36.30 sqm
- beautiful covered terrace facing pool and view 24 sqm
- automatic gate with intercom, paved driveway

Additional information

- reversible ducted air conditioning and gas central heating
- open fireplace
- double glazed windows, etc.

The area and access

• Carcassonne at 7 minutes with all shops and services

- International airport at 7 minutes
- golf course at 5 minutes

Villa with lots of charm close to Carcassonne, very nice south exposed garden with pool, in a quiet and residential area.

Environment & Surroundings

Near Airport/Ferries? ✓

Near to Shops? ✓

Near to Schools? ✓

Public Transport? ✓

Near to a Golf Course? ✓

Is near the Coast?

Mountain View?

And Before You Ask

Exposure: South-west

Condition: Ready to move

in

Reason for selling:

Due to

relocation

Currently lived in: Yes

Condition of Roof: Excellent

Connected to

Drainage: mains town

system

Gas Supply: Mains town Land Tax: €3911.00

Summary

Property type: House Bedrooms: 4

Bathrooms 3

Price €399,000

Key Information

Year Built: 2006
Internal Area: 206 sqm
Land Area: 2000 sqm

Floor: 2 Number of Fireplaces: 1

Property Features:

• Mediterranean

house designed by

architect

• views on

mountains

pool

• nice garden

• interesting

volumes

• very good quality

• close to amenities

Has an Office / Study? Yes

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

Has Air Conditioning? Yes

Has

Yes

ADSL/Broadband?

Location: Occitanie



Gallery

















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