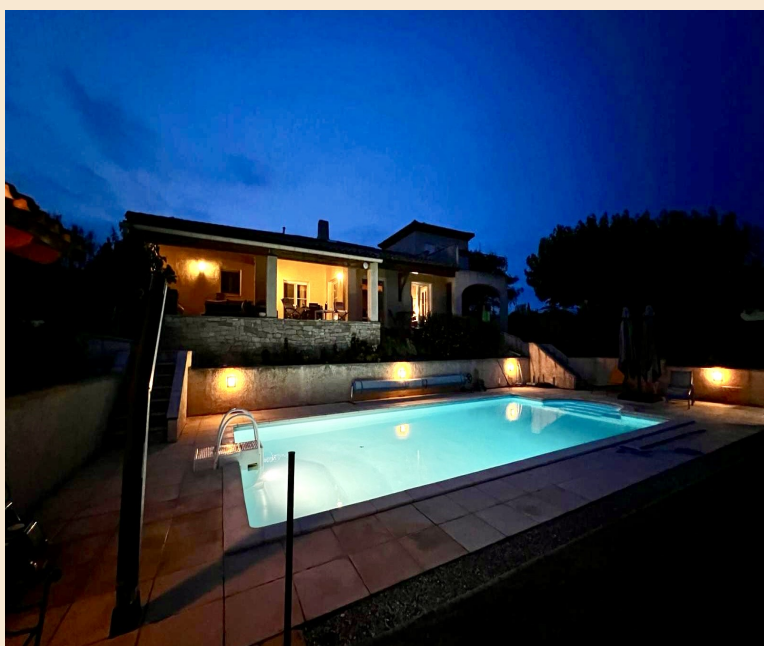


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## Luxury Mediterranean Villa with a pool in Aude

Belvèze du Razès , Aude , Occitanie



**€549,000**

inc. of agency fees

5 Beds   3 Baths   194 sqm   2604 sqm

Beautiful south exposed luxury Méditerranéan style Villa with a swimming pool and a garden with superb views near a popular village in the Malepère area in Aude, Occitanie.

### At a Glance

<b>Reference</b>	MFH-MSA68789	<b>Near to</b>	Carcassonne	<b>Price</b>	€549,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	194 sqm
<b>Land</b>	2604 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	€2239.00

### Property Description

In a village near Belvèze du Razès, discover this luxurious villa with high-end services and breath-taking views. The nearest shops can be found 7 minutes away in Belvèze-du-Razès or Montreal. The famous medieval city of Carcassonne, its international airport, Limoux, and Castelnaudary are all approximately 20 minutes away by car.

This south-facing architect-designed villa is perched on a hillside on beautifully landscaped grounds covering an area of 2604 sqm. Beyond, there is a magical vista that lets you see the Pyrénées and the vineyards below. The view is truly exceptional from the terraces, the swimming pool, and all the rooms facing south.

The house is sold furnished, offering 194 sqm of living space it comprises a spacious entrance, a living room with insert fireplace, a high-end fitted kitchen with a piano, a pantry, a master suite with shower room, three additional bedrooms with bathroom and shower room, a mezzanine allowing you to have a view of the living room, an additional room which can be a workshop or a bedroom 5, private solarium in continuity.

The large swimming pool was completely renovated in 2023. Its heat pump and new robot are adjustable by telephone, and the gas boiler and buried tank were replaced in 2022. The villa benefits from modern facilities such as solar panels and thermodynamic cumulus, an automatic watering system, a camera alarm system, home automated lights, shutters, oven and others, a new dishwasher, new wine cellar, a carport at the entrance, an automated sliding gate, fully fenced, various fruit trees, two beautiful covered terraces, one under a landscaped pergola, large garage, Miele equipped laundry room, salt softener, centralised vacuum cleaner, and gravel driveway.

## **The Accommodation in the Villa**

### **The ground floor**

- entrance and hallway - 16 sq.m
- living room with lovely fire place - 41 sq.m
- fully fitted kitchen with modern cooker, oven, new dishwasher, ... - 17 sq.m
- cellar and laundry with washing machine and dryer - 6 sq.m
- suite 1 bedroom and bathroom - 24 sq.m
- suite 2 with shower room - 13 sq.m
- bedroom 3 and 4 with twin bathroom in the middle - 31 sq.m

### **The first floor**

- bedroom 5 possible or room for an artist studio, ideal for painting or pottery
- mezzanine above living room ideal for an office or could be the 6th bedroom if needed

## **Outside**

- integrated garage plus a large carport
- two covered terraces
- little pool house for pump and all the pool system
- heated swimming pool (10mx5), salt water, with a new robot and winter cover

# Equipment

- pretty pergola for a cup of coffee facing the Pyrenees
- automatic gate
- alarm and cameras
- home automation
- solar heated hot water
- new wine cooler
- new dish washer
- heat pump changed in 2022
- new water system in 2022
- garden with many plants but low maintenance
- petanque court
- electric shutters and double glazing
- petanque court
- property all fenced
- sold furnished

# The Area and Access

- situated on the edge of the village
- many popular artists
- Belvèze and Montréal with many amenities at 7 minutes
- walking distance to the café in the village center
- Carcassonne and international airport around 25 minutes away
- Limoux and Castelnaudary 20 minutes drive

This exceptional architect designed villa will seduce you with the quality of its finishes, both inside and outside, and its modern home automation system.

*Above all you will love its fabulous location on the edge of the village with its breathtaking views and the pool area! **SOLD FURNISHED**, [enquire today](#) for an early visit.*

## Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Near to a Golf Course? ✓
- Mountain View? ✓

## And Before You Ask

Exposure:	South
Year of Renovation:	2023
Condition:	Immaculate
Heating System:	Heat pump central heating
Reason for selling:	Familial reasons
Furnished:	Yes
Condition of Roof:	Excellent
Drainage:	Septic up to norms
Gas Supply:	Buried gas tank
Property Tax:	€1450.00
Land Tax:	€2239.00

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€549,000

## Key Information

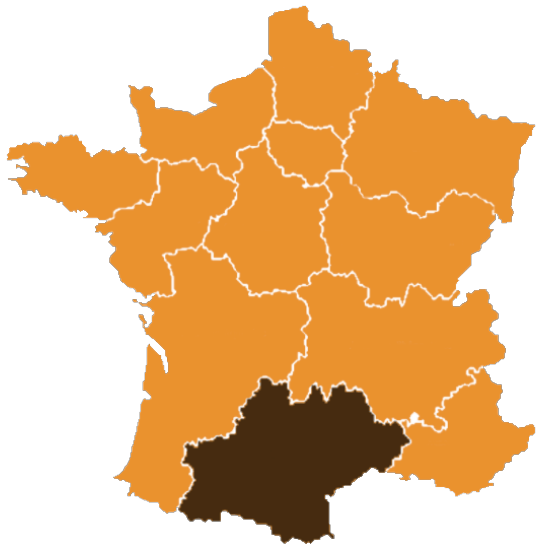
Year Built:	2010
Internal Area:	194 sqm
Land Area:	2604 sqm
Floor:	3
How many Outbuildings:	2
Number of Fireplaces:	1

### Property Features:

- Fantastic views on the vineyards and Pyrenees
- Villa lately renovated in many points
- Modern options
- high quality
- lovely pool space
- covered terraces facing south and views
- village with many artists
- sold furnished

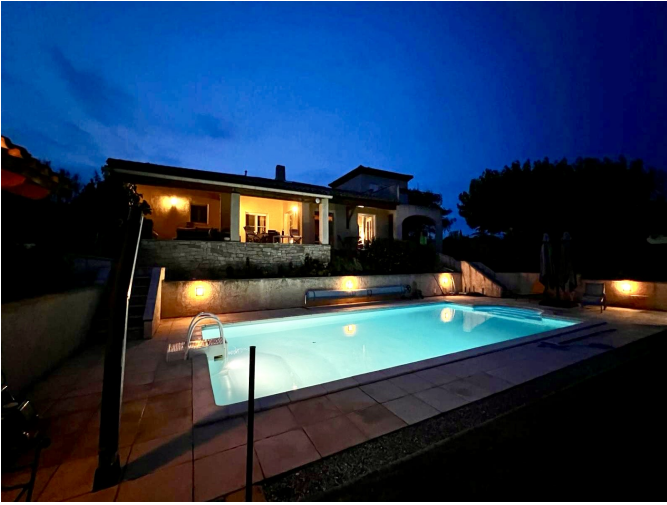
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Alarm	Yes

**Location: Occitanie**





# Gallery









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**C. BAUER – Sunday Times**

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