

[Click to view MFH-MSA85522](#)

## Superb Traditional Villa with a Swimming Pool

**Pomas , Aude , Occitanie**



**€472,000**

**inc. of agency fees**

**5 Beds   3 Baths   171 sqm   3246 sqm**

Magnificent south exposed villa with beautiful views in a privileged environment on the edge of a village, near Carcassonne and Limoux, as well as the 18-hole golf course.

### At a Glance

<b>Reference</b>	MFH-MSA85522	<b>Near to</b>	Carcassonne	<b>Price</b>	€472,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	171 sqm
<b>Land</b>	3246 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located on the edge of a charming village, this south-facing villa offers tranquility and stunning views, just 17 minutes from Carcassonne and Limoux, close to an 18-hole golf course and an international airport.

The bright ground floor features a welcoming entrance, a cozy living room with an open fireplace, a dining room connected to a fully equipped kitchen with a dining area, and a suite converted from a garage with a shower room. This level also includes two bedrooms and a separate bathroom. *Upstairs*, a spacious landing can serve as an office, along with a well-appointed bedroom and a master suite with an en-suite bathroom.

The exterior boasts a 10 x 5 meter Desjoyaux swimming pool, a covered terrace with a pool house and pizza oven, and a landscaped garden with lawn and irrigation. Amenities include reversible air conditioning, double-glazed windows, and an automatic gate with a videophone system, making this villa a perfect blend of luxury and comfort.

## **The Accommodation**

### **The ground floor**

- entrance and dressing - 4.13 sqm
- living room with fireplace - 30.20 sqm
- dining room - 10.71 sqm
- kitchen with area for having a lunch - 16.21 sqm
- cellar 1 - 4.31 sqm
- cellar 2 - 2 sqm
- en-suite 1 bedroom 1 and shower room - 17 sqm
- bedroom 2 - 11.81 sqm
- bedroom 3 - 12.10 sqm
- shower room - 4.88 sqm

## The first floor

- landing - 6 sqm place to have an little office
- en-suite 2 bedroom 4 with shower room and dressing - 19 sqm
- bedroom 5

## Outside

- BBQ area and oven for pizzas in pool house - 40 sqm
- easy maintenance
- in Pool house, storage

## Additional Information

- well
- swimming pool
- wood shed
- air condition
- double glazing windows

## The Area and Access

- village at 5 minute walk
- amenities and services
- Carcassonne, golf and airport at 17 minutes
- Limoux at 15 minutes

*A quality villa, perfectly equipped and ideally located! Do not miss this rare opportunity [in the Aude](#).*

### Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf	✓
Course?	

### And Before You Ask

Exposure:	South
-----------	-------



## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€472,000

## Key Information

Year Built:	1996
Internal Area:	171 sqm
Land Area:	3246 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Typical mediterranean villa
- nice garden and views
- lovely pool
- fireplace in living room
- two en-suites and three bedrooms
- cute kitchen with granit
- amenities in village and famous towns close
- golf and airport at 17 minutes

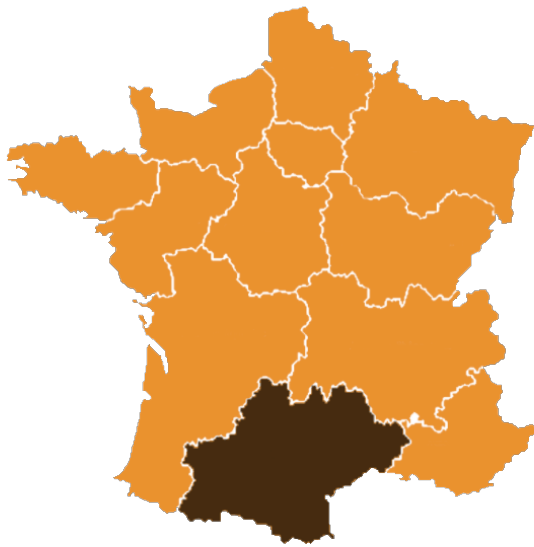
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

Pool House?            Yes

Has Air  
Conditioning?        Yes

Has  
ADSL/Broadband?    Yes

**Location: Occitanie**



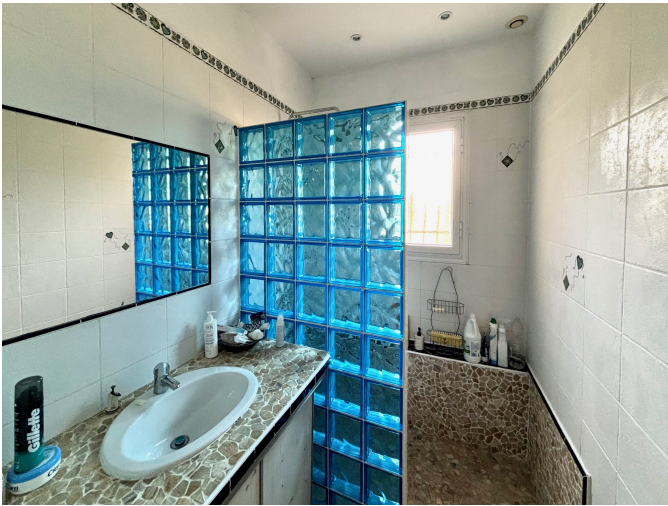
## Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved