

[Click to view MFH-MSA102203](#)

## Superb Villa in a Rare Location in Carcassonne

Carcassonne , Aude , Occitanie



**€499,000**

inc. of agency fees

5 Beds 2 Baths 175 sqm 2000 sqm

For Sale : superb south-exposed 5 bedroom single-storey villa with a pool in a green setting, a stone's throw from Carcassonne and the Medieval City.

### At a Glance

**Reference** MFH-MSA102203

**Near to** Carcassonne

**Price** €499,000

**Bed** 5

**Bath** 2

**Hab.Space** 175 sqm

**Land** 2000 sqm

**Pool** Yes

**Land Tax** N/A

### Property Description

This beautiful south-facing single-storey villa is set in a lush green setting just a stone's throw from Carcassonne and the Medieval City. This property offers both peace and modern comfort, making it an ideal retreat or family home.

The villa features a living area of 175 sqm on a 2000 sqm plot of flat, wooded land. It features five bedrooms, one of which is a suite, and a 9x4 meter swimming pool, complete with a pool house and a bar area. Key benefits of this property include its tranquil setting, fully equipped amenities, landscaped garden, and proximity to the city centre.

Located in a haven of peace yet close to Carcassonne and its amenities, this single-story villa offers an idyllic living environment that combines modern comfort with bucolic charm. The entirely flat and superbly wooded land is home to thirty-year-old olive trees, cherry trees, dry stone walls, and numerous terraces, perfect for enjoying every moment of outdoor living.

The well-maintained villa comprises an entrance hall and hallway, a bright living room with a south-facing garden view, and a fully equipped kitchen with an adjoining pantry. The master suite includes a shower room, separate toilet, and laundry room, and is currently used as a large children's dormitory for seasonal rentals. There are four additional bedrooms, a spacious bathroom, and a welcoming veranda with direct access to the pool.

Outdoor amenities include a 9x4 meter swimming pool with a pool house, bar, WC, and technical room. The veranda features a bar and fireplace, and a barbecue area is available for outdoor dining. The landscaped garden is beautifully maintained, and a 10 sqm garden shed sits on a concrete slab. The property also includes an automatic gate, a gravel driveway, and a carport for two cars. Comfort is ensured with reversible air conditioning, electric convectors and double-glazed windows.

Ideally located close to shops, schools, services, and the famous Cité de Carcassonne, this property combines tranquillity, nature, and accessibility. The furniture in the house can be

sold separately if interested.

## The Accommodation

### All on one level

- entrance and corridor - 11.53 sqm
- living room - 27 sqm
- dining room - 12 sqm
- fully fitted kitchen - 12.25 sqm
- cellar - 7.61 sqm
- bedroom 1 - 12,39 sqm
- bedroom 2 - 13.27 sqm
- bedroom 3 - 10.79 sqm
- bedroom 4 - 13.72 sqm
- bathroom - 9.38 sqm
- en-suite used as dormatory for the moment with shower room and toilet, plus laundry room - 30 sqm
- veranda with bar and fireplace - 31 sqm
- pool house - 19 sqm
- car port - 22 sqm

## Outside

- BBQ area
- well
- many mediteranean plants : olive trees thirty years old
- swimming pool with new liner (9m X 4m)
- pool house and outside bar
- shed in garden for tools
- many terraces

## Additional Information

- If a tree is cut, castle visible from the pool !
- shops at 5 minutes

## The Area and Access

- Carcassonne at three minutes by car
- same for the castle
- Carcassonne golf at 5 minutes

*A true family haven or a charming second home, just minutes from Carcassonne in the Aude. ([Occitanie](#))*

**Environment & Surroundings**

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

**And Before You Ask**

Exposure:	South
Year of Renovation:	2024
Condition:	Very good
Heating System:	Electric radiators
Reason for selling:	Due to relocation
Condition of Roof:	Good condition

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€499,000

## Key Information

Year Built:	1991
Internal Area:	175 sqm
Land Area:	2000 sqm
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Villa in very good condition
- Carcassonne town and Castle can be walked
- beautiful golf course at 5 minutes
- lovely pool and garden
- great privacy
- carport for two cars

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



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