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## Single-Storey Villa with Pool in the Minervois region

**Badens , Aude , Occitanie**



**€459,000**

**inc. of agency fees**

**4 Beds 3 Baths 195 sqm 3125 sqm**

For Sale : Single-storey villa with a swimming pool set on 3,125 q.m of land on the edge of the charming village of Badens, just 15 minutes from Carcassonne.

### At a Glance

**Reference** MFH-MSA102842

**Near to** Carcassonne

**Price** €459,000

**Bed** 4

**Bath** 3

**Hab.Space** 195 sqm

**Land** 3125 sqm

**Pool** Yes

**Land Tax** €3585.00

### Property Description

This charming single-story villa, built in 1993, is located on the outskirts of the picturesque village of Badens, just 15 minutes from Carcassonne. It offers a tranquil, green living environment while still being close to local amenities and shops in the village.

The property features a generous living area of 195 sq.m and is set on fenced, wooded grounds spanning 3,125 sq.m, adorned with olive trees and Mediterranean plants. One of the highlights of this property is the 9 x 4 meter saltwater swimming pool, equipped with automatic pH control and a filter enclosure, providing an ideal spot for relaxation and enjoyment. In addition, the villa features two garages: one attached to the house and a second, double garage. An automatic gate and wicket gate provide secure and convenient access.

Inside, the villa features an entrance with a spacious hall that leads to a bright living room, complete with a stone fireplace insert, which creates a warm and inviting atmosphere. The separate fitted kitchen has an adjoining pantry for ample storage and preparation space. The villa features three suites, each equipped with a private bathroom and dressing room, providing comfortable and luxurious living spaces. Additionally, there is an office that can easily be converted into a fourth bedroom, offering flexibility to suit various needs.

The villa is equipped with central heating to maintain a cosy environment throughout the year. It also features fibre internet for high-speed connectivity, double-glazed windows, and wooden shutters for improved insulation and security. The property meets modern sanitation standards, ensuring a healthy and hygienic living environment.

## **The Accommodation**

### **All On One Level**

- entrance and hall - 18.25 sqm
- dressing - 2.34 sqm
- living room - 42.48 sqm

- fully fitted kitchen - 19.03 sqm
- en-suite 1 with shower room and toilet - 16 sqm
- en-suite 2 with bath room and dressing - 30 sqm
- en-suite 3 with bath room and dressing - 30 sqm
- office or bedroom 4 - 21 sqm

## **Additional Information**

- swimming pool 9X4 automatic Ph and salt plus cover
- lots of flowers and mediterranean plants
- garage 1 - 27 sqm
- garge 2 for 2 cars or work shop - 37 sqm
- automatic gate

## **The Area and Access**

- Carcassonne and Golf at 15 minutes
- village with more amenities only at 6 minutes drive

***This house will charm you with its absolute tranquility, its Mediterranean garden, its proximity to Carcassonne, and its development potential.***

### Environment & Surroundings

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

### And Before You Ask

Exposure:	South
Condition:	Good general condition
Reason for selling:	Property too big / small
Currently lived in:	Yes
Drainage:	Connected to mains town system
Gas Supply:	Buried gas tank
Land Tax:	€3585.00

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€459,000

## Key Information

Year Built:	1993
Internal Area:	195 sqm
Land Area:	3125 sqm
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Lovely pool
- garden full of mediterranean plants
- three suites
- close to amenities
- Golf course at 15 minutes
- still got potential
- calm area

Has an Office / Study?	Yes
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Has a Garden	Yes
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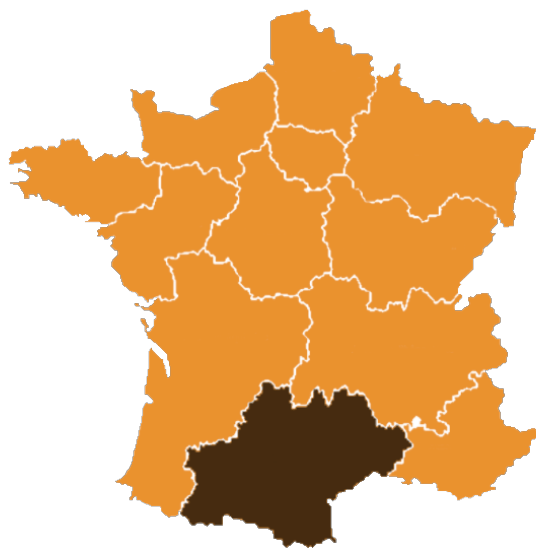
Has a Terrace?	Yes
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Swimming Pool?	Yes
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Has Air Conditioning?	Yes
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Has ADSL/Broadband?	Yes
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**Location: Occitanie**



## Gallery













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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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