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Renovated Single-Storey Architect-Designed Villa

Castelnaudary , Aude , Occitanie



€399,000

inc. of agency fees

3 Beds 1 Baths 157 sqm 2000 sqm

Ideally located in a quiet residential area on the edge of the village, this renovated villa offers a private setting with a beautifully landscaped garden.

At a Glance

Reference MFH-MSA103944

Near to Carcassonne

Price €399,000

Bed 3

Bath 1

Hab.Space 157 sqm

Land 2000 sqm

Pool Yes

Land Tax €1201.00

Property Description

Discover this fully renovated 157 sq.m single-storey villa, ideally located just 10 minutes from Castelnaudary. With easy access to the motorway (12 minutes away) and within 40 minutes of both Carcassonne and Toulouse international airports, this property offers an excellent balance of tranquillity and convenience.

This beautifully revamped villa welcomes you with a private entrance porch leading to a spacious hall with a built-in wardrobe. The bright and airy living area flows effortlessly into a brand-new, fully equipped kitchen featuring a central island. Additional features include a practical pantry and laundry room, as well as a hallway leading to three comfortable bedrooms. The well-appointed bathroom includes both a bathtub and a shower, and a separate second WC provides extra convenience. A charming veranda overlooks the garden, providing a lovely spot to relax and take in the outdoors.

Situated in a quiet residential area on the outskirts of the village, this villa offers a peaceful and private setting. The beautifully landscaped 2000 sq m garden is filled with trees and ensures no overlooking neighbours, creating a tranquil retreat. The 10x4 m swimming pool, equipped with a recent liner and new pump, enhances the outdoor living experience, perfect for enjoying sunny days in total peace.

The Villa, All On One Level

The ground floor

- protected entrance - 2.28 sqm
- entrance and dressing cupboard - 6.58 sqm
- living room and dining room - 40 sqm
- fully fitted kitchen - 17.76 sqm
- cellar and laundry with access to a terrace on back garden - 10.11 sqm
- corridor - 14.50 sqm
- veranda - 7.84 sqm

- bedroom 1 - 10 sqm
- bedroom 2 - 16 sqm
- bedroom 3 - 15 sqm
- room dedicaed to a fully equipped dressing - 12 sqm
- bath and shower room - 15 sqm
- independant toilet - 1.74 sqm

Outside

- BBQ area on terrace possible
- 2000 sq.m landscaped and tree-filled garden
- no overlooking neighbours
- lots of flowers and trees
- swimming pool 10X4, new pump and liner 5 years old
- automatic gate
- carport for 2 cars

Additional Information

- Ducted reversible air conditioning (dual zones)
- Anti-burglary double-glazed windows, PVC shutters
- Insulated attic, new guttering
- wood burner in the living room

The Area and Access

- There's a school in the village
- Castelnaudary at 10 minutes
- Carcassonne and Toulouse about 35 minutes
- lakes and mountains close by

A rare opportunity combining modern comfort, quality materials, and an exceptional living environment.

Environment & Surroundings

Near to Shops? ✓

Near to Schools? ✓

And Before You Ask

Exposure: South

Year of Renovation: 2022

Condition: Ready to
move in

Heating System: Reversible
heating
system

Reason for selling: Retiring

Currently lived in: Yes

Condition of Roof: New

Drainage: Septic tank
needs
updating

Land Tax: €1201.00

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€399,000

Key Information

Year Built:	1980
Internal Area:	157 sqm
Land Area:	2000 sqm
Floor:	1
How many Outbuildings:	1
Number of Fireplaces:	1

Property Features:

- Very nice renovation
- private garden and nice pool
- garden with many trees and plants
- peaceful area and village
- close to Mountains and lakes

Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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S. and L. BROWN



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