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Lovely home with a pool and Pyrénées views close to Carcassonne

Pomas, Aude, Occitanie



€748,000

inc. of agency fees

6 Beds **4** Baths **212** sqm **1.3** ha

Beautiful country property with breathtaking views on the Pyrenees, the village, set on 1.3 ha of land in a dominant position in an exceptional setting, 15 minutes from Carcassonne.

At a Glance

 Reference
 MFH-MSA86858
 Near to
 Carcassonne
 Price
 €748,000

 Bed
 6
 Bath
 4
 Hab.Space
 212 sqm

Land 1.3 ha Pool Yes Land Tax €2005.00

Property Description

Very beautiful property with breathtaking views on the Pyrenees, the village, set on 1.3 ha of land in a dominant position in an exceptional setting, between Carcassonne and Limoux, with the first shops and services 6 minutes drive away.

Offering over 210 sq.m of living area, this south exposed country property consists of a main house of 144 sqm, an adjacent house (49.62 sqm); an upstairs studio with independent entrance, a swimming pool, an independent workshop (53 sqm), a garage currently converted into a stable with two boxes and a tack room.

The villa consists of three living rooms, two kitchens, a kitchenette, 7 bedrooms, 3 bathrooms or showers, several terraces.

THE ACCOMMODATION

The MAIN house

- entrance 5.93 sqm
- living room with fireplace 25 sqm
- fully fitted kitchen with Godin cocker
- cellar and laundry room 12.89 sqm
- bedroom 1 12.47 sqm
- bedroom 2 11.11 sqm
- bedroom 3 10.06 sqm
- bathroom 7 sqm
- bedroom 4 separates both houses and links them together can be added to the first one
 or second one

The second house

• entrance - 9.95 sqm

- living room or bedroom 5 18.40 sqm
- kitchen and dining room 13.69 sqm
- private terrace

Studio on 1st floor

- entrance 3.40 sqm
- little area for cooking 2.73 sqm
- living room and bedroom 21.45 sqm
- bathrom 5 sqm

OUTSIDE

- terraces
- swimming pool 8m X 4m
- outbuilding for painting or sport room 53 sqm
- garage changed into 2 boxes for horses and saddle room 41.46 sqm

ADDITIONAL INFORMATION

- double-glazed windows
- gas central heating tank
- electric convectors on one part
- tarmac road to the entrance of the property
- kitchen with Godin piano
- garden with Mediterranean plants
- roof revised in May 2022

The Area and Access

- the property is 3 mins. from the village, 5 mins from Pomas with greengrocer and school
- the property is at 15 minutes from Limoux

- the property is 15 minutes from Carcassonne with its international airport
- golf course at 20 minutes

The property is well equipped and in good condition, it's perfect for nature lovers.

Possibility for creating a B&B or other activity. A Good opportunity at this NEW PRICE!

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: 2010

Condition: Good general

condition

Heating System: Underfloor

heating

Reason for selling:

Property too big / small

Currently lived in: Yes

Condition of Roof:

Very good

condition
Buried gas

Gas Supply:

tank

Land Tax: €2005.00

Summary

Property type: Countryside house

Bedrooms: 6

Bathrooms 4

Price €748,000

Key Information

Year Built: 1989

Internal Area: 212 sqm

Land Area: 1.3 ha

Floor: 2

How many

Outbuildings:

Number of

Fireplaces:

Property Features:

• Fantastic views

• alone on top of

the hill

potential

nice pool with

garden

little wood

• 2 horse boxes

Has an Office /

Study?

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

Has

Yes ADSL/Broadband?

Yes

Location: Occitanie



Gallery











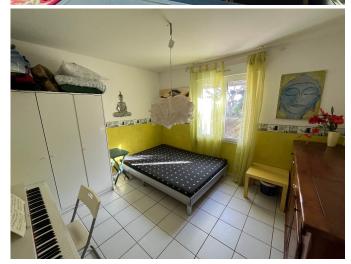


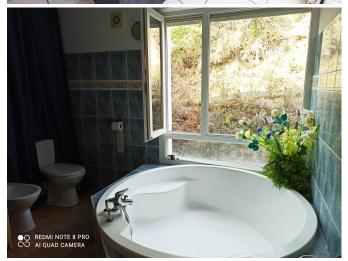


























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