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## Luxury villa with lake views for sale near Carcassonne - VIRTUAL

Carcassonne , Aude , Occitanie



**€495,000**

inc. of agency fees

5 Beds   2 Baths   165 sqm   3000 sqm

Luxury south exposed villa with views of the Taure lake, the Pyrenees, the city of Carcassonne in the distance and the Black Mountains.

### At a Glance

Reference	MFH-MSA55773	Near to	Carcassonne	Price	€495,000
Bed	5	Bath	2	Hab.Space	165 sqm
Land	3000 sqm	Pool	No	Land Tax	€2700.00

### Property Description

Luxury south exposed villa with views of the Taure lake, the Pyrenees, the city of Carcassonne in the distance and the Black Mountains. This villa offering 165 sqm of habitable space is set on a 3,000 sqm plot located in a quiet area at the end of a cul-de-sac. The hamlet is situated 5 minutes from the first major

shopping center of Carcassonne and the first shops. Creche and primary school are just 3 minutes away in the hamlet.

The villa contains an entrance with independent toilet, a living room with automatic pellet fireplace, two French windows opening onto the terrace and the rear garden, a fully equipped modern kitchen with access to the veranda and the garden, as well as the garage and the storeroom.

The parental area is on the ground floor has a beautiful bedroom with fitted wardrobes, a dressing room, a bathroom, a WC and washbasin, an additional bedroom or, as currently, a gym. *Upstairs*, landing, three bedrooms and a bathroom.

## THE ACCOMMODATION

### The ground floor

- entrance and independent toilet - 8.20 sqm
- living room and dining room with direct access to garden - 48.54 sqm
- fully fitted kitchen - 18.96 sqm
- veranda - 8 sqm
- bedroom 1 with cupboards - 15.34 sqm
- bedroom 2 actually sports rooms - 9.47 sqm
- independent dressing - 3.04 sqm
- bathroom - 8.95 sqm
- toilet - 2.50 sqm

### The first floor

- bedroom 3 with view on Black Mountains and Carcassonne Castle - 11.62 sqm
- bedroom 4 - with view on lake - 13.59 sqm
- bedroom 5 with view on lake - 13.76 sqm
- bathroom 2 - 9.07 sqm

## OUTSIDE

- easy maintenance
- garden fenced by wire and wall at the front
- automatic gate - tarmac alley

## ADDITIONAL INFORMATION

- reversible air conditioning
- electric radiant radiators

- double glazing
- electric roller shutters
- double garage - 50 sqm
- tarmacked driveway
- possible to build a pool if needed
- private alarm with video surveillance system
- **VIDEO** tour available on request

## **ABOUT AREA AND ACCESS**

- lake at the end of the garden
- Carcassonne at 10 minutes
- international airport at 10 minutes
- first shops and services at 7 minutes

***You'll love the quality of this villa, its prime location, views over the lake, the Pyrenees and Carcassonne, which is just 10 minutes away.***

### Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Lake or River View?	✓
Mountain View?	✓

### And Before You Ask

Exposure:	South
Year of Renovation:	2020
Condition:	Ready to move in
Heating System:	Reversible heating system
Reason for selling:	Familial reasons
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Land Tax:	€2700.00

## Summary

Property type:	Modern Villa
Bedrooms:	5
New Home?	No
Bathrooms	2
Price	€495,000

## Key Information

Year Built:	2011
Internal Area:	165 sqm
Land Area:	3000 sqm
Floor:	1
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Nice view on lake and Pyrenees and Black Mountains
- residential area and villa in a cul-de-sac
- golf course at 8 minutes
- very nice finishings
- double garage
- garden can have a pool !

Has an Office / Study? Yes

Has a Garden Yes

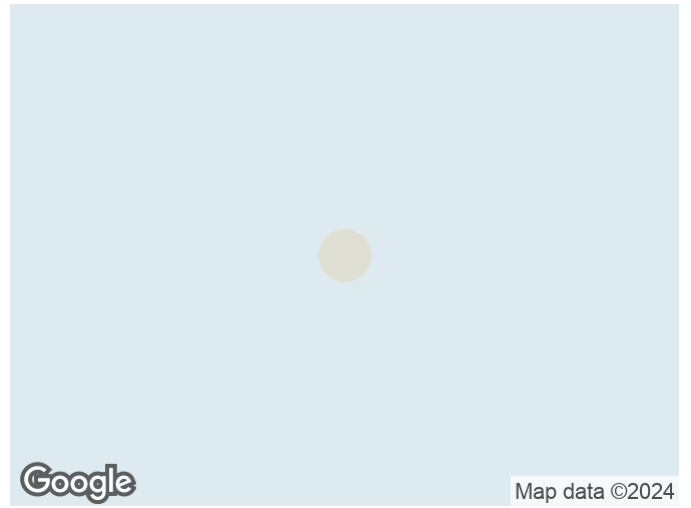
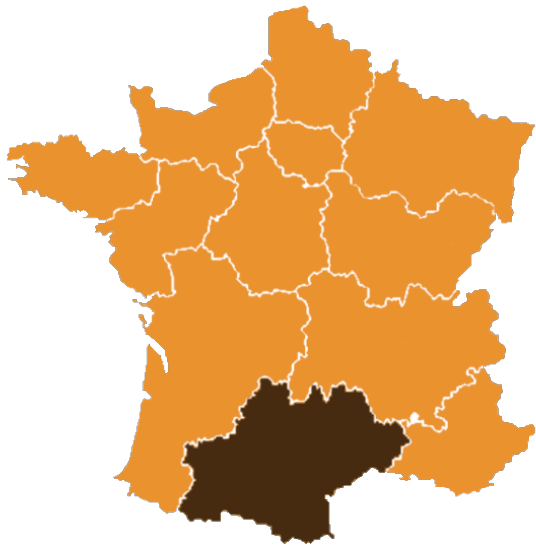
Has a Terrace? Yes

Has Air Conditioning? Yes

Has  
ADSL/Broadband? Yes

Has Alarm Yes

**Location: Occitanie**



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