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## Family villa with a pool and views near Carcassonne

Carcassonne , Aude , Occitanie



**€450,000**

inc. of agency fees

8 Beds   7 Baths   280 sqm   2167 sqm

Quality villa with a pool, spa and large basement level situated only a few steps from Carcassonne in a very pleasant village! Great views over the Montagne Noire.

### At a Glance

**Reference** MFH-MSA56246  
**Bed** 8  
**Land** 2167 sqm

**Near to** Carcassonne  
**Bath** 7  
**Pool** Yes

**Price** €450,000  
**Hab.Space** 280 sqm  
**Land Tax** €4000.00

### Property Description

Only 5 minutes from the walled medieval city of Carcassonne, in a village with shops, this magnificent villa with a beautiful views

The villa has been renovated and well looked after, offering 280 sqm of living space and set on a plot of 2167 sqm, this property comes with a large basement where you can keep your cars, bikes, tools, a swimming pool and spa area.

On the *ground floor*, a beautiful entrance with large open door, living room with fireplace, view on the pool and the Montagne Noire, equipped kitchen with exit to a terrace and barbecue area.

Also on this level is a spa room, shower and WC, sauna room, office, bedroom and shower room, WC, access to the basement and access to the first floor via a splendid oak staircase.

On the *first floor*, arrive on the distribution landing, leading to three suites, three bedrooms and a duplex suite which also leads through a back door to the isolated attic.

The *basement* has been split to offer a garage, laundry and boiler room, wine cellar, workshop, shower and WC.

*Outside*, the garden is planted with trees and the swimming pool area below the house is ideally placed with space for deckchairs.

## THE ACCOMMODATION

### The ground floor

- Entrance - 13.08 sqm
- living room - 38.15 sqm; with fireplace and access to the terrace with views
- fully fitted kitchen - 14.90 sqm
- office or bedroom 1 - 15 sqm
- spa room with shower and toilet - 15 sqm
- sauna and relaxing room - 13 sqm
- bedroom 2 - 12.40 sqm
- bathroom - 6.3 sqm

### The first floor

- landing - 31 sqm
- en-suite 1 with balcony - 21.50 sqm
- en-suite 2 with balcony - 19 sqm
- bedroom 5 - 15.81 sqm
- bedroom 6 - 8 sqm; attached to bedroom above so it is considered as a family room
- bedroom 7 - 13.22 sqm
- bedroom 8, sort of Duplex because on two levels with part of the attic - 30 sqm
- bathroom - 2.80 sqm
- shower room - 2.40 sqm

## **OUTSIDE**

- BBQ area - 40 sqm
- easy maintenance
- swimming pool (8m X4m) with a nice sunbathing space
- basement 130 sqm : used as laundry room, wine cellar, toilet and washbasin....
- plenty of space for parking cars, bikes, etc ...
- automatic gate
- inside spa and sauna
- terrace - 24 sqm

## **ADDITIONAL INFORMATION**

- new boiler
- double glazing,
- electric shutters
- fitted kitchen
- electricity up to norms
- top of the range finishes
- automatic gate, videophone...
- occasionally used as a gite/B&B

## **THE AREA AND ACCESS**

- the village has a greengrocer, restaurant in the châteaux
- Some basic services
- Carcassonne at 5 minutes and international airport at 10 minutes

### Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓
Mountain View?	✓

### And Before You Ask

Exposure:	North
Condition:	Ready to move in
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€4000.00

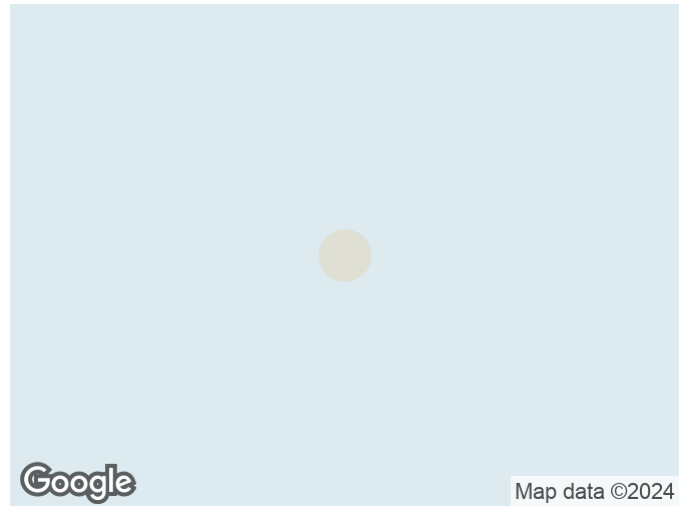
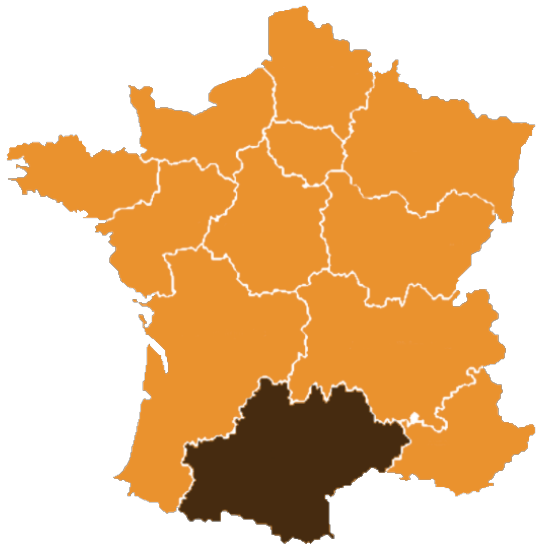
### Summary

Property type:	House
Bedrooms:	8
New Home?	No
Bathrooms	7
Price	€450,000

### Key Information

Internal Area:	280 sqm
Land Area:	2167 sqm
Floor:	2
Number of Fireplaces:	1
Property Features:	
• Chalet Basque full of charm	
• Pool	
• spa and sauna	
• close to Carcassonne	
• nice potential	
• views on Mountains	
• golf course at 3 minutes	
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**



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