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## Mediterranean villa with a pool close to Carcassonne

Lavalette , Aude , Occitanie



**€482,900**

inc. of agency fees

5 Beds   2 Baths   164 sqm   3000 sqm

Villa 5 minutes from Carcassonne set on a wooded plot with a swimming pool and horse boxes.

### At a Glance

<b>Reference</b>	MFH-MSA58626	<b>Near to</b>	Carcassonne	<b>Price</b>	€482,900
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	164 sqm
<b>Land</b>	3000 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	€1930.00

### Property Description

This south exposed Mediterranean villa with a pool is situated close to Carcassonne in the Aude area of Occitanie.

Offering 164 m2 of living areas, the villa includes an equipped and fitted kitchen, as well as a large living

room with fireplace. A master bedroom with a bathroom, on the half floor 3 bedrooms with a bathroom.

There's garage in the basement with a room that can be used as a bedroom or office.

Outside, the wooded plot is approx 3000 sq.m, it comes with 2 workshops, 3 horse boxes (representing an area of 50 m2), a carport and a wood shed.

The property is equipped with reversible air conditioning, swimming pool, electric shutters, recent woodwork, a well and water recuperators (5x 300 litres).

## **THE ACCOMMODATION**

### **The ground floor**

- entrance - 9.28 sqm
- living room with fireplace - 62 sqm
- fully fitted kitchen - 25 sqm
- en-suite 1 with shower room - 15 sqm

### **The first floor**

- bedroom 2 - 15 sqm
- bedroom 3 - 10.91 sqm
- bedroom 4 - 13 sqm
- shower room - 10.85 sqm

### **Outside**

- BBQ area
- easy maintenance
- lots of flowers and pine trees
- garage - 31.80 sqm
- stable for 3 horses - 32 sqm
- workshop 1 - 19.17 sqm
- workshop 2 - 14 sqm
- pool
- well

### **The Area and Access**

- Carcassonne at 10 minutes
- Airport at 10 minutes
- Canal du Midi at 10 minutes

- Carcassonne medieval castle at 15 minutes
- sea side at 1 hour 1/4

*Nice property with a pool and good opportunity just 5 minutes from Carcassonne (with international airport).*

## Environment & Surroundings

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

## And Before You Ask

Exposure:	South
Condition:	Ready to move in
Reason for selling:	Property too big / small
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Land Tax:	€1930.00

## Summary

Property type:	House
Bedrooms:	5
New Home?	No
Bathrooms	2
Price	€482,900

## Key Information

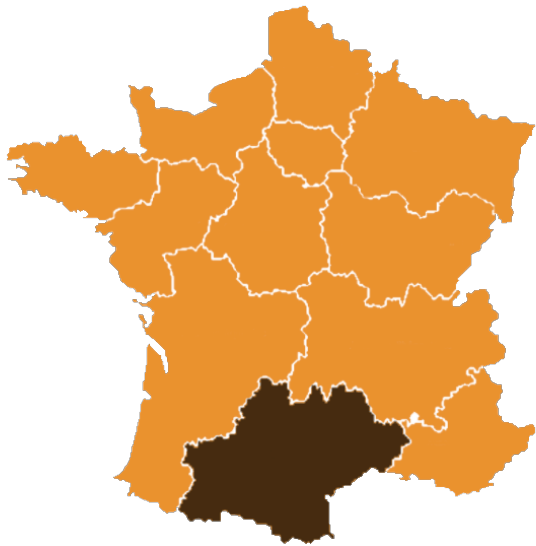
Internal Area:	164 sqm
Land Area:	3000 sqm
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	1

### Property Features:

- on the edge of the village
- all amenities in the village
- close to Carcassonne
- golf at 10 minutes
- airport at 10 minutes
- lovely garden
- 3 stables

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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