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## Country property with a pool, land and panoramic views

**Fanjeaux , Aude , Occitanie**



**€582,750**

inc. of agency fees

**4 Beds    3 Baths    266 sqm    10 ha**

Magnificent country villa in the Razès area, with panoramic views on the surrounding hills and fields for sale in south west France.

### At a Glance

**Reference** MFH-MSA61806  
**Bed** 4  
**Land** 10 ha

**Near to** Mirepoix  
**Bath** 3  
**Pool** Yes

**Price** €582,750  
**Hab.Space** 266 sqm  
**Land Tax** €2500.00

### Property Description

Magnificent country villa in the Razès area ([Aude](#)), with almost 360 views on the surrounding hills and fields. There's a small village nearby, the first shops and services are 7 minutes away at Fanjeaux, 15 minutes from Mirepoix and Bram, 35 minutes from Carcassonne and its international airport.

The property was built using quality and high-end materials; it offers 266 sq.m of living area and is presented on two levels. On the ground floor you'll find a very nice entrance with impressive door, very welcoming hall with its wood stove, huge equipped kitchen with access to air terraces, living room with second wood stove, pantry and laundry. Staying on this level, two bedrooms, an office, a bathroom, a large storage space.

Moving upstairs, there's an office with views, a 3rd bedroom and the impressive parental suite having a large dressing room, bathroom where from the bath you can contemplate the landscape in the distance, another very spacious bedroom and access to the upper terrace.

## **The Accommodation**

### **The ground floor**

- entrance 5.19 sqm
- second entrance part and reception hall with wood burner - 8.88 sqm
- living room with second wood burner - 26 sqm
- fully fitted kitchen with two areas for having lunch or breakfast
- office - 10.81 sqm
- bedroom 1 - 12.61 sqm
- bedroom 2 - 13.80 sqm
- bathroom 1 - 6.23 sqm
- room for storage - 22.61 sqm
- laundry and cellar -12,61 sqm

### **The first floor**

- bedroom 3 - 21 sqm
- bathroom 2 - 7.51 sqm
- master bedroom with dressing, bathroom, bedroom and access to roof terrace - 52 sqm
- landing and second office or play room - 18.44 sqm

## **Outside**

- BBQ area
- swimming pool and sunbathing terraces
- many terraces

## **Additional Information**

- double glazing windows
- massive wood doors
- quality carpentry
- fully equipped kitchen
- carport and wood shelter

## The Area and Access

- Fanjeaux at 10 minutes
- Mirepoix at 15 minutes
- Carcassonne and international airport at 40 minutes drive
- views of the Pyenees and the countryside

*Quality villa with lots of charm, exceptional finishes, absolute peace!*

## Environment & Surroundings

Mountain View? ✓

## And Before You Ask

Exposure:	South-west
Condition:	Very good
Heating System:	Electric radiators
Reason for selling:	Returning to the UK
Condition of Roof:	Very good condition
Drainage:	Recent septic tank
Gas Supply:	Gas bottles for cooking
Land Tax:	€2500.00

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€582,750

## Key Information

Internal Area:	266 sqm
Land Area:	10 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2

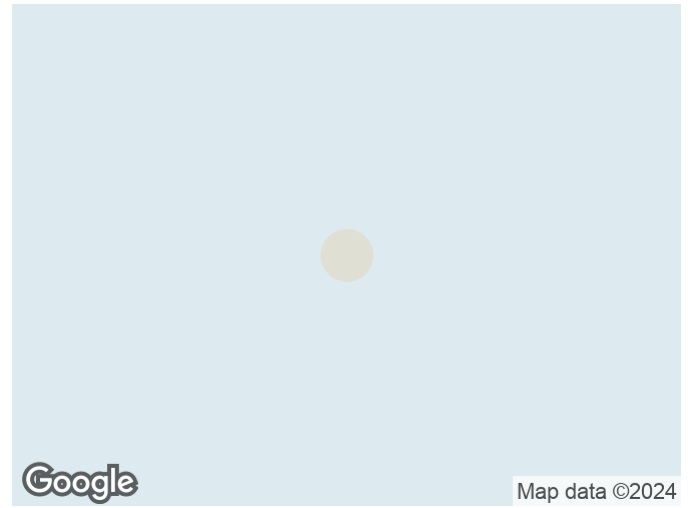
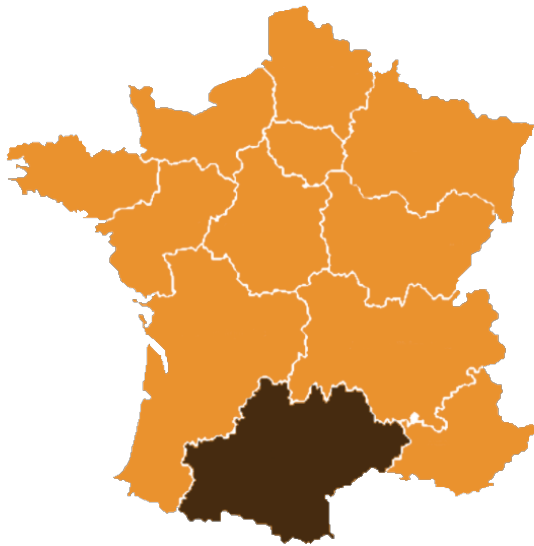
### Property Features:

- great views on country side and hills
- plenty of space
- many terraces
- amenities at 10 minutes drive
- lovely pool

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**





## Gallery















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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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