

[Click to view MFH-MSA62614](#)

Very nice mediterranean villa close to Carcassonne

Carcassonne , Aude , Occitanie



€399,000

inc. of agency fees

4 Beds 3 Baths 206 sqm 2000 sqm

For sale beautiful architect designed villa just 5 minutes from Carcassonne in a very quiet hamlet of the Aude.

At a Glance

Reference MFH-MSA62614
Bed 4
Land 2000 sqm

Near to Carcassonne
Bath 3
Pool Yes

Price €399,000
Hab.Space 206 sqm
Land Tax €3911.00

Property Description

Beautiful architect designed villa just 5 minutes from Carcassonne in a very quiet hamlet of the Aude. The property is situated 5 minutes from all shops and services. primary school 2 minutes, school bus nearby.

The villa offering 206 sqm of living area is set on a plot of 2000 sqm with a swimming pool Desjoyaux (8m

X 4m), a landscaped garden with Mediterranean plants and a vegetable garden.

On the ground floor: spacious entrance, living room, dining room with access covered terrace and protected from the wind, equipped kitchen.

In one wing: two bedrooms and bathroom. On the other side, the garage and the laundry room.

Upstairs, two beautiful suites and access to the balcony with views of the Malepère and the Pyrenees.

The Accommodation in the Villa

The ground floor

- entrance and hall - 10.85 sqm
- office or dressing - 6.75 sqm
- laundry and cellar - 14.65
- fully fitted kitchen (without oven) - 11 sqm
- living room - 28 sqm
- dining room - 18.75 sqm
- bedroom 1 - 23 sqm
- bedroom 2 - 15.70 sqm
- bathroom - 12.20 sqm

The first floor

- suite with bathroom - 30.70 sqm
- suite with shower room and access to balcony - 16 sqm

Outside

- BBQ area
- easy maintenance
- lots of mediterranean plants
- swimming pool - 8m X 4m
- garage - 36.30 sqm
- beautiful covered terrace facing pool and view - 24 sqm
- automatic gate with intercom, paved driveway

Additional information

- reversible ducted air conditioning and gas central heating
- open fireplace
- double glazed windows, etc.

The area and access

- Carcassonne at 7 minutes with all shops and services

- International airport at 7 minutes
- golf course at 5 minutes

Villa with lots of charm close to Carcassonne, very nice south exposed garden with pool, in a quiet and residential area.

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:	South-west
Condition:	Ready to move in
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€3911.00

Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€399,000

Key Information

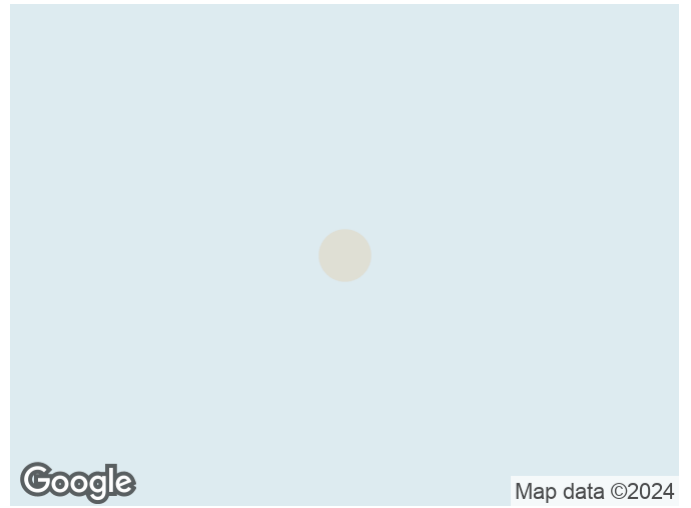
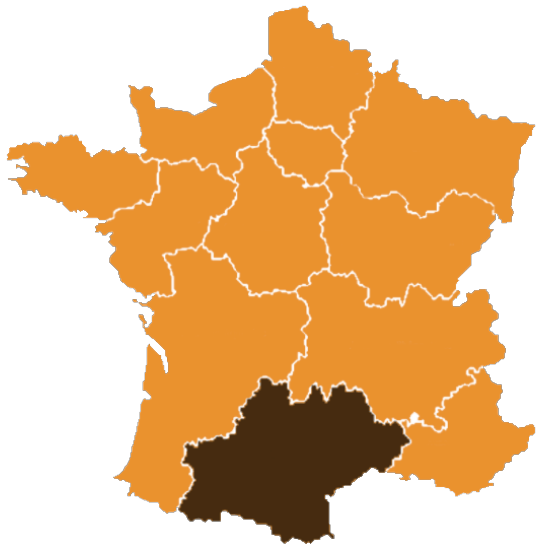
Year Built:	2006
Internal Area:	206 sqm
Land Area:	2000 sqm
Floor:	2
Number of Fireplaces:	1

Property Features:

- Mediterranean house designed by architect
- views on mountains
- pool
- nice garden
- interesting volumes
- very good quality
- close to amenities

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



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved