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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

Near to Carcassonne

Price €399,000

Bed 4

Bath 3

Hab.Space 206 sqm

Land 2000 sqm

Pool Yes

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
	Connected to mains town system
Drainage:	
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
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Has a Garden	Yes
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Has a Terrace?	Yes
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Swimming Pool?	Yes
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Has Air Conditioning?	Yes
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Has ADSL/Broadband?	Yes
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Location: Occitanie



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S. and L. BROWN



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