



Superb Contemporary-Style Villa With 174 M2 Of Living Space On A 803 M2 Plot With Swimming Pool And Open Views



Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 464,400

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	11200
Veröffentlicht:	20.05.2026

Beschreibung:

Pleasant Minervois village with grocery store, cafe, restaurants: located along the Canal du Midi, 10 minutes from Saint-Marcel sur Aude (village with all amenities), 30 minutes from Narbonne and 40 minutes from the sea !

Superb contemporary-style villa with beautiful high-quality features (built in 2015) offering a living space of 174 m2, comprising a spacious and bright living area with fully equipped open-plan kitchen, a utility/back kitchen room, 2 bedrooms (including a large master suite), 2 bathrooms, as well as a magnificent loft on the first floor (which could accommodate additional bedrooms). There is also a 27 m2 garage, all set on a 803 m2 plot with large terraces, bioclimatic pergolas and a swimming pool with open views ! In a peaceful environment !

Ground = Magnificent spacious and bright living area of 53 m2, featuring a stunning cathedral ceiling over 4m high, large pocket sliding glass doors opening onto the front terrace by the pool, a wood-burning stove creating a cosy lounge atmosphere, as well as a fully equipped open-plan kitchen (large central



island, sink, induction hob, electric oven, integrated dishwasher, built-in fridge and built-in freezer, extractor hood) + utility room of 6.26 m² + entrance hall of 6.14 m² (built-in storage cupboards) + WC of 1.80 m² + large master suite of 27 m² comprising a dressing room, a bedroom with terrace views through pocket sliding doors and an en-suite shower room with (WC, double washbasin unit, Italian walk-in shower, towel heater) + bedroom of 16.20 m² + bathroom of 6.07 m² (bathtub, washbasin unit, towel heater).

1st = Superb loft of 57 m² with exposed beams (which could accommodate at least 2 additional bedrooms if needed).

Exterior = Landscaped and minimalist 803 m² garden with olive trees + swimming pool (chlorine, 9x3m, 1.50m deep) + more than 100 m² of terraces + 2 bioclimatic pergolas (one at the front of the house by the pool measuring over 6x3m and one at the rear measuring over 3.5x2.5m) + 27 m² garage with electric gate.

Additional features = Built in 2015 (in perfect condition) + reversible air conditioning + wood-burning stove + electric heating + high-quality aluminium double glazing (with large pocket sliding doors) + sliding shutters with adjustable louvers + thermodynamic hot water tank + no renovation work required + estimated amount of annual energy consumption for standard use: between 850 Euros and 1210 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2239 Euros.

Price = 464.400 Euros (Superb property with high-quality features !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 84961

Property Size: 174 m²

Property Lot Size: 803 m²

Bedrooms: 2

Bathrooms: 2

Reference: VL464400E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool



Terrace
With Land/Garden

Allgemein

Schlafzimmer: 2
Badezimmer: 2
Fertige m²: 174 m²
Grundstücksgröße: 803 m²

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.506.031

