



Charming Single Storey Villa With 190 M2 Of Living Space On A 3135 M2 Landscaped Plot With Pool Superb



Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
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
Stadt:	Badens
Postleitzahl:	11800
Veröffentlicht:	23.06.2026

Beschreibung:

Pleasant village with grocery shop, bakery, tapas bar, hairdresser, post office: located just 20 minutes from Carcassonne (magnificent medieval city with its airport), 10 minutes from Trebes, 24 minutes from Lake Jouarres and 50 minutes from the beaches.

Charming and spacious single storey villa, built in 1993, in immaculate condition, with a comfortable living area of 190 m2 offering 3 to 4 bedrooms (including 2 with en-suite shower rooms and dressing rooms), 3 bathrooms/shower rooms, a spacious living room, a fully equipped separate kitchen, a utility room, an office, as well as a garage and also an outbuilding with a double garage or workshop. All set on a magnificent, beautifully landscaped and carefully maintained plot of 3135 m2 with swimming pool ! This home offers both comfort and tranquility in an exceptional setting !

Ground = Entrance via covered porch of about 15 m2 + large entrance hall of 18 m2 with closet + corridor of 1.75 m2 + shower room of 3.90 m2 (shower, washbasin unit, bidet) + WC of 1.47 m2 + bedroom of 12.11 m2 + large living room of 42.37 m2 (very bright, with fireplace insert and direct access to the pool area) + WC with hand basin of 1.69 m2 + master suite of a total of 30 m2 including a



bedroom of 18.86 m², a bathroom of 4.60 m² (bathtub, washbasin, bidet) as well as a dressing area of 6.55 m² + a second master suite of 30 m² comprising a bedroom of 18.92 m², with its en-suite shower room of 4.61 m² (shower, washbasin unit) and its dressing room of 6.66 m² + a fully fitted kitchen of 18.45 m² (upper and lower units, cupboards, built-in dishwasher, sink, gas hob, electric oven, built-in fridge, extractor fan and French window opening to the exterior) + utility room of 8.98 m² (plenty of storage with several cupboards, upper and lower units, sink) + large garage of 27.04 m² with electric door and fully tiled floor + office of 21.71 m² (or additional bedroom).

Exterior = A superb 3135 m² plot, beautifully landscaped and carefully maintained + a double garage of 36.36 m² (or workshop) + a lovely pool area surrounded by terrace (shell pool, 9x4m, salt system) + large driveway with several parking spaces in front of the house.

Miscellaneous = Traditional construction from 1993 (villa in immaculate condition) + gas central heating (underground tank) + double glazing + wooden interior and exterior shutters + beautiful ceiling height + reversible air conditioning + connected to mains drainage + fibre optic connection + estimated amount of annual energy consumption for standard use: between 1970 Euros and 2740 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 3585 Euros.

Price = 464.400 Euros (Superb ! Peaceful setting !)

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 : 86740

Property Size: 190 m²

Property Lot Size: 3,135 m²

Bedrooms: 4

Bathrooms: 3

Reference: BT475200EEE

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m ² :	190 m ²
Grundstücksgröße:	3135 m ²

Zimmerdetails

Innenausstattung:	Fitted kitchen
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Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.626.012
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