



## Magnificent Villa with Studio and Land



### Στοιχεία μεσίτη

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Όνομα:            | David Evans                                                   |
| Όνομα εταιρείας:  | Cle France Ltd                                                |
| Χώρα:             | United Kingdom                                                |
| Experience since: |                                                               |
| Τύπος υπηρεσίας:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Τηλέφωνο:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Site:             | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 404,442.76 |

### Τοποθεσία

|                        |               |
|------------------------|---------------|
| Χώρα:                  | France        |
| Νομός/Περιοχή/Επαρχία: | Occitanie     |
| Πόλη:                  | Castelnaudary |
| Ταχυδρομικός κωδικός:  | 11400         |
| Δημοσιεύθηκε:          | 04/09/2025    |

### Περιγραφή:

**REDUCED** in price - Just 5 minutes from Castelnaudary in a peaceful green setting, come and discover this charming single-storey 5-room villa and its independent studio on a plot of over 6,000 m2.

The villa is composed as follows: an entrance with cupboards and toilet, a living room and a dining room, all opening onto the large terrace, the patio and the garden, a fitted kitchen, a pantry and a laundry room with access to the carport, then the sleeping area consists of 4 bedrooms, one with a shower room, and a bathroom.

The house is equipped with double glazing throughout and manual PVC shutters, reversible air conditioning, recent insulation, revised and maintained roof, autonomous sanitation via a new septic tank (September 2024).

Outside, a magnificent wooded garden, a large summer kitchen with barbecue and storage space, a kennel and a carport which communicates with the house.

An independent and perfectly equipped 38 m2 studio allows you to consider several projects (rental,



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liberal activity, etc).

No work required for this perfectly maintained villa and studio.

Seize it quickly.

- Habitable Size m2 : 154 m2
- Land size m2 : 6180 m2
- Number of Bedrooms : 5
- Number of rooms : 6

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Κοινά

|                 |          |
|-----------------|----------|
| Κρεβατοκάμαρες: | 5        |
| Μπάνια:         | 2        |
| Μέγεθος αυλής:  | 6180 τ.μ |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.498.181

