



## Villa With Breathtaking Views Of The Pyrenees in 23 Hectare Estate



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+44 (1440) 820-358
Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 758,601.51

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	11300
Publicado:	24/07/2025

### Descripción:

Exceptional view of the Pyrenees, less than 20 minutes from all amenities, recent villa, perfectly maintained, with garage, swimming pool and workshop shed.

- On one level: conservatory, entrance, WC, large living room of 35m2 with insert, open kitchen of 16m2, office, master suite, and 2 terraces with view, garden, swimming pool.
- On the 1st floor: 3 bedrooms and a living room-kitchen, bathroom, WC, terrace with view.
- In the basement:, garage, cellar, technical room and laundry room.
- Outside: 23 hectares of adjoining land including orchard and vegetable garden, greenhouse, agricultural shed and workshop.

Very good energy performance.

No work required and no overlooked areas.



- 
- Habitable Size m2 : 135 m2
  - Land size m2 : 23 hectares
  - Number of Bedrooms : 4
  - Number of rooms : 6
  - Number of levels : 2
  - Open view : Pyrenees

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.

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

## Común

Dormitorios:

4



---

Baños: 2  
Tamaño del lote: 230000 m2

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.350.742

