



Modern Detached Villa with Mature garden with Open Views



Info Agente

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Experiencia since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 287,504.58

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Couiza
Código postal:	11190
Publicado:	20/04/2026

Descripción:

Near Couiza, in a pleasant and peaceful setting, this villa offers approximately 135.95 m2 of living space and boasts modern amenities and generous room sizes, a rare find in this area.

From the moment you enter, you'll be captivated by a magnificent, light-filled 67 m2 living room with a fully equipped open-plan kitchen, perfect for entertaining.

The sleeping area comprises three large bedrooms with built-in wardrobes (14.67 m2 and 16.61 m2), as well as a 20.61 m2 bedroom with a walk-in closet. A shower room completes this space.

For added comfort, the house features double glazing, electric roller shutters, and a high-performance ducted reversible heat pump heating system, ensuring optimal comfort year-round.

Outside, you'll enjoy a fully fenced and landscaped 852 m2 plot, with a pleasant covered terrace and a barbecue area, perfect for sunny days.

A garage completes the property.



A turnkey villa, ideal for a family seeking comfort, space, and tranquility.

Property Specifications:

Living area (m2): 135.95 m2

Land area: 852 m2

Number of bedrooms: 3

Number of rooms: 4

Number of bathrooms: 1

Heating system: Air conditioning

Heating type: Traditional air-to-water heating

Heating system: Individual

Number of garages: 1

Swimming pool possible: Yes

Wooded grounds: Yes

Financial Information:

Sale price including agency fees: €245,000

Annual property tax: €2,400

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.

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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.



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Condición: Good

Común

Dormitorios: 3
Baños: 1
Tamaño del lote: 852 m2

Utility details

Heating: Sí

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.388.921

