



## Villa With Garden, Swimming Pool And Independent Studio



### Information de l'agent

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
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| Nom de compagnie: | Cle France Ltd                                                |
| Pays:             | Royaume-Uni                                                   |
| Experience since: |                                                               |
| Type de service:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
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| Languages:        | English, French                                               |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 373,630.23 |

### Location

|                       |             |
|-----------------------|-------------|
| Pays:                 | France      |
| État/Région/Province: | Occitanie   |
| Ville:                | Carcassonne |
| Indicatif régional:   | 11000       |
| Soumis:               | 16/12/2025  |

### Description:

A few steps from heart of the city, Villa dating from the 1960s of traditional construction on two levels and 4 sides, with garden, covered swimming pool, pool house and independent studio.

- On the ground floor: a 58 m2 Apartment of type T3 equipped, 2 bedrooms, kitchen open to the living room, shower room and wc, possible guest gite rental income.
- On the same level: large garage allowing direct access to the studio and laundry room.
- Upstairs: the main part of 110 m2 includes an entrance with an air-conditioned patio, 3 bedrooms with parquet floors, a bathroom, wc, large bedroom and fitted kitchen.

The house is in perfect condition and very functional and allows you to generate income through its lodging activity or simply to welcome family. Its exposure offers very bright rooms and allows you to get to town quickly.

- Habitable Size m2 : 153 m2



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- Land size m2 : 393 m2
  - Number of Bedrooms : 5
  - Number of rooms : 8
  - Levels : 2

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)

## Commun

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|-------------------|--------------------|
| Chambres:         | 5                  |
| Salle de bains:   | 2                  |
| Dimesions du lot: | 393 m <sup>2</sup> |



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## Room details

Indoor Features:

Fitted kitchen

## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.016.731

