



## Fully Renovated Detached House with Pool



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 521,951.29

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Carcassonne
Irányítószám:	11000
Feladta:	2026. 04. 06.
Leírás:	

Nestled in nature in a quiet and desirable neighborhood near the banks of the Aude River and all amenities, come and discover this charming, tastefully renovated house.

The verdant setting of this property offers optimal comfort thanks to its proximity to all points of interest and its idyllic location: the countryside in the city.

The house comprises an entrance hall with built-in closets, a laundry room, a dining room, and a kitchen open to the living room, all facing south, ensuring abundant natural light. Upstairs, there are four bedrooms, including a master suite with an en-suite shower room, a separate toilet, and a bathroom.

The fully enclosed exterior features a large travertine terrace (with a travertine walkway that wraps around three sides of the house), a 3.5 x 6 meter swimming pool tiled with Balinese tiles, a salt system, and an electric roller cover. A covered summer kitchen, a barbecue area, and a petanque court complete the property.

The house is heated by a new wood-burning boiler.



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The property has its own septic tank for wastewater treatment.

Property tax: €1600.

Don't delay, schedule a visit today.

**Property Specifications:**

Living area (m2): 157.69 m2

Land area: 1,353 m2

Number of bedrooms: 4

Number of rooms: 5

Number of floors: 1

Number of bathrooms: 1

Number of shower rooms: 1

Heating system: Wood

Heating type: Boiler

Heating system: Individual

**Financial Information:**

Sale price including agency fees: €446,000

Annual property tax: €1,600

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, 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)

## Gyakori

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	1353 nm

## Utility details

Heating:	Yes
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.337.680

