



Superb Recent Villa with Stunning Views



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 583,804.33

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Couiza
Cap:	11190
Pubblicato:	04/09/2025

Descrizione:

REDUCED in price - Superb recently built villa of 330 m2 on more than 7000 m2 of wooded land with swimming pool, with very beautiful panoramic view of the Aude valley, not overlooked, and close to all shops on foot.

The villa is made up of three independent dwellings, all on one level and which can communicate and be combined into a single dwelling.

The main house includes an entrance hall, an American kitchen, a large living room of over 50m2 with covered terrace and uncovered terrace, 3 bedrooms, shower room, storeroom, laundry room, possibility of fitting out a second shower room and a large mezzanine of approximately 26m2. It communicates with a small one-bedroom apartment of approximately 35 m2 comprising a living room with kitchenette opening onto a private terrace, a bathroom and a large bedroom.

The second dwelling, on the ground floor, is composed of a kitchen and large living room of more than 50 m2, a large bedroom of more than 16 m2, a shower room, a storeroom and a large room of approximately 35 m2, the use of which remains to be defined (master suite, workshop, gym, etc).



Thermodynamic water heater and mixed wood and pellet stove from 2023, wall and roof insulation (cellulose wadding), very good quality double glazing.

- Habitable Size m2 : 292 m2
- Land size m2 : 7054 m2
- Number of Bedrooms : 6
- Number of rooms : 10
- Number of levels : 2
- Open view : Rare and beautiful.

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

Comune

Camere da letto:	6
Bagni:	3
Dimensione del lotto:	7054 mq

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.498.180
-----------	-------------

