



## Modern Detached Villa with Mature garden with Open Views



### Agent Info

|                   |   |
|-------------------|---|
| Naam:             | David Evans   |
| Bedrijfsnaam:     | Cle France Ltd  |
| Mistlampen:       | United Kingdom  |
| Experience since: |   |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefoon:         | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 287,504.58 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Couiza     |
| Postcode:                   | 11190      |
| Geplaatst:                  | 20-04-2026 |
| Omschrijving:               |            |

Near Couiza, in a pleasant and peaceful setting, this villa offers approximately 135.95 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> and 16.61 m<sup>2</sup>), as well as a 20.61 m<sup>2</sup> 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 m<sup>2</sup> 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, 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)

Conditie: Good

### **Algemeen**

Slaapkamers: 3  
Badkamers: 1  
Lot Afmeting: 852 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.388.921

