



## Superb Contemporary-Style Villa With 174 M2 Of Living Space On A 803 M2 Plot With Swimming Pool And Open Views



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 464,400

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	11200
Geplaatst:	20-05-2026
Omschrijving:	

Pleasant Minervois village with grocery store, cafe, restaurants: located along the Canal du Midi, 10 minutes from Saint-Marcel sur Aude (village with all amenities), 30 minutes from Narbonne and 40 minutes from the sea !

Superb contemporary-style villa with beautiful high-quality features (built in 2015) offering a living space of 174 m2, comprising a spacious and bright living area with fully equipped open-plan kitchen, a utility/back kitchen room, 2 bedrooms (including a large master suite), 2 bathrooms, as well as a magnificent loft on the first floor (which could accommodate additional bedrooms). There is also a 27 m2 garage, all set on a 803 m2 plot with large terraces, bioclimatic pergolas and a swimming pool with open views ! In a peaceful environment !

Ground = Magnificent spacious and bright living area of 53 m2, featuring a stunning cathedral ceiling over 4m high, large pocket sliding glass doors opening onto the front terrace by the pool, a wood-burning stove creating a cosy lounge atmosphere, as well as a fully equipped open-plan kitchen (large central island, sink, induction hob, electric oven, integrated dishwasher, built-in fridge and built-in freezer, extractor hood) + utility room of 6.26 m2 + entrance hall of 6.14 m2 (built-in storage cupboards) + WC



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of 1.80 m<sup>2</sup> + large master suite of 27 m<sup>2</sup> comprising a dressing room, a bedroom with terrace views through pocket sliding doors and an en-suite shower room with (WC, double washbasin unit, Italian walk-in shower, towel heater) + bedroom of 16.20 m<sup>2</sup> + bathroom of 6.07 m<sup>2</sup> (bathtub, washbasin unit, towel heater).

1st = Superb loft of 57 m<sup>2</sup> with exposed beams (which could accommodate at least 2 additional bedrooms if needed).

Exterior = Landscaped and minimalist 803 m<sup>2</sup> garden with olive trees + swimming pool (chlorine, 9x3m, 1.50m deep) + more than 100 m<sup>2</sup> of terraces + 2 bioclimatic pergolas (one at the front of the house by the pool measuring over 6x3m and one at the rear measuring over 3.5x2.5m) + 27 m<sup>2</sup> garage with electric gate.

Additional features = Built in 2015 (in perfect condition) + reversible air conditioning + wood-burning stove + electric heating + high-quality aluminium double glazing (with large pocket sliding doors) + sliding shutters with adjustable louvers + thermodynamic hot water tank + no renovation work required + estimated amount of annual energy consumption for standard use: between 850 Euros and 1210 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2239 Euros.

Price = 464.400 Euros (Superb property with high-quality features !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 84961

Property Size: 174 m<sup>2</sup>

Property Lot Size: 803 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: VL464400E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



## **Algemeen**

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	174 m <sup>2</sup>
Lot Afmeting:	803 m <sup>2</sup>

## **Utility details**

Heating:	Ja
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## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.506.031

