



## Charming Single Storey Villa With Swimming Pool



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 545,135.22

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Треб
Почтовый индекс:	11800
Добавлено:	11.03.2026

#### Описание:

Pleasant village with grocery shop, bakery, tapas bar, hairdresser, post office: located just 20 minutes from Carcassonne (magnificent medieval city with its airport), 10 minutes from Trebes, 24 minutes from Lake Jouarres and 50 minutes from the beaches.

Charming and spacious single storey villa, built in 1993, in immaculate condition, with a comfortable living area of 190 m<sup>2</sup> offering 3 to 4 bedrooms (including 2 with en-suite shower rooms and dressing rooms), 3 bathrooms/shower rooms, a spacious living room, a fully equipped separate kitchen, a utility room, an office, as well as a garage and also an outbuilding with a double garage or workshop. All set on a magnificent, beautifully landscaped and carefully maintained plot of 3135 m<sup>2</sup> with swimming pool ! This home offers both comfort and tranquility in an exceptional setting !

Ground = Entrance via covered porch of about 15 m<sup>2</sup> + large entrance hall of 18 m<sup>2</sup> with closet + corridor of 1.75 m<sup>2</sup> + shower room of 3.90 m<sup>2</sup> (shower, washbasin unit, bidet) + WC of 1.47 m<sup>2</sup> + bedroom of 12.11 m<sup>2</sup> + large living room of 42.37 m<sup>2</sup> (very bright, with fireplace insert and direct access to the pool area) + WC with hand basin of 1.69 m<sup>2</sup> + master suite of a total of 30 m<sup>2</sup> including a bedroom of 18.86 m<sup>2</sup>, a bathroom of 4.60 m<sup>2</sup> (bathtub, washbasin, bidet) as well as a dressing area of 6.55 m<sup>2</sup> + a second master suite of 30 m<sup>2</sup> comprising a bedroom of 18.92 m<sup>2</sup>, with its en-suite shower



room of 4.61 m<sup>2</sup> (shower, washbasin unit) and its dressing room of 6.66 m<sup>2</sup> + a fully fitted kitchen of 18.45 m<sup>2</sup> (upper and lower units, cupboards, built-in dishwasher, sink, gas hob, electric oven, built-in fridge, extractor fan and French window opening to the exterior) + utility room of 8.98 m<sup>2</sup> (plenty of storage with several cupboards, upper and lower units, sink) + large garage of 27.04 m<sup>2</sup> with electric door and fully tiled floor + office of 21.71 m<sup>2</sup> (or additional bedroom).

Exterior = A superb 3135 m<sup>2</sup> plot, beautifully landscaped and carefully maintained + a double garage of 36.36 m<sup>2</sup> (or workshop) + a lovely pool area surrounded by terrace (shell pool, 9x4m, salt system) + large driveway with several parking spaces in front of the house.

Miscellaneous = Traditional construction from 1993 (villa in immaculate condition) + gas central heating (underground tank) + double glazing + wooden interior and exterior shutters + beautiful ceiling height + reversible air conditioning + connected to mains drainage + fibre optic connection + estimated amount of annual energy consumption for standard use: between 1970 Euros and 2740 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 3585 Euros.

Price = 475.200 Euros (Superb ! Peaceful setting !)

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](http://georisques.gouv.fr)

Property Id : 80563

Property Size: 190 m<sup>2</sup>

Property Lot Size: 3,135 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: BT475200EE

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

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)

## Общие

Спальни:	4
Ванные комнаты:	3
Площадь участка:	3135 кв м

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	да
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## Building details

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

Date Available:

## **Contact information**

IMLIX ID:

IX8.259.062

