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Stunning Luxury Villa, Swimming Pool, Garage



Emlakçı Bilgisi

İsim:	David Evans
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Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Web sitesi:	https://clefrance.co.uk

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 487,829.52

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Villemoustaussou
Posta kodu:	11620
Yayınlandı:	29.04.2024
Açıklama:	

At the outskirts of Carcassonne, a stone's throw from the Pont Rouge in a green setting, this magnificent single-storey villa built in 2021 will seduce you with its high-end services. The villa is composed as follows: A large entrance which leads to a large living space with dining area, lounge, open kitchen, (all opening onto the outdoor terrace and the swimming pool via pocket windows), pantry/laundry room with access to the garage, then a corridor leading to 3 bedrooms, a toilet, a bathroom equipped with a walk-in shower, a master suite with bathroom (double shower) and dressing room.

Heating is provided by latest generation electric convectors and reversible air conditioners.

The window frames are aluminum and PVC with double glazing. In the living spaces and in the master suite, travertine and parquet floors in the three bedrooms.

The building occupies the central part of the plot which is converted into a parking area and a pleasure garden with a beautiful swimming pool area including a large terrace and a summer kitchen.

The land is completely enclosed, carefully landscaped and equipped with a motorised gate to allow access to the property.



The villa is under ten-year warranty and has autonomous sanitation via a micro-station.

- Habitable Size m2 : 136 m2
- Land size m2 : 687 m2
- Number of Bedrooms : 4
- Number of rooms : 5

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.

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Genel Bilgiler

Yatak odası:

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Banyo: 2
Arazi Büyüklüğü: 687 m2

Utility details

Heating: Evet

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.694.772

