



STUNNING FRENCH VILLA WITH A DRAMATIC VIEW, ENCLOSED SWIMMING POOL, NEAR CARCASSONNE IN THE SOUTH OF FRANCE

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POOL, NEAR
CARCASSONNE IN THE
SOUTH OF...



PROPERTY FACT FILE	
REFERENCE	A19047AGUII
PRICE	€ 530,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	202 m ²
LAND	2000 m ²
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Recently refurbished with quality materials
- Close to vibrant city of Carcassonne
- Located in a peaceful village
- South facing garden with large terrace
- Amazing pool with retractable cover and views

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Welcome to this exceptionally beautiful two-story, 5-bedroom home built in the 1970's and recently refurbished with beautiful, top-of-the-line materials located in a peaceful village in the South of France, just a stone's throw away from the thriving city of Carcassonne.

DESCRIPTIF

The house itself is made up of two floors. Upon entering this desirable house, you'll be awe-inspired by the enthralling staircase in the entrance hall (12.48m²). To the left, you can enter the spacious (25m²), light-flooded living room featuring a divine wood burning stove, a reversible heating and air conditioning unit, plenty of windows to enjoy the magnificent vistas and two entrances to the kitchen allowing for a splendid flow.

Designed for convenience and entertaining, this bright (23.6m²) kitchen features a breakfast bar and is fully decked out with modern amenities. There's a 16.43m² veranda attached to the kitchen, which is fantastic for dining in the warmer months with direct access to the terrace and swimming pool.

There's a bathroom (7.8m²) on this floor as well that has been completely modernized with an Italian-style walk-in shower, a towel heater, and a separate WC.

Heading back to the entrance of this home, there's a hallway (6.5m²) that leads to three bedrooms, two of which are currently used for sleeping and the other as a storage space. The two (11.4m²) bedrooms have built-in wardrobes. The third bedroom (14.4m²) features French doors that lead to the terrace and would also be a great office space with an incredible view.

Ascending the stairs to the second floor to the landing (5.5m²) to your right you'll find the master suite (17.6m²) of this house. The master suite is a sanctuary in this wonderful family home, benefitting from its

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A19047AGUII>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

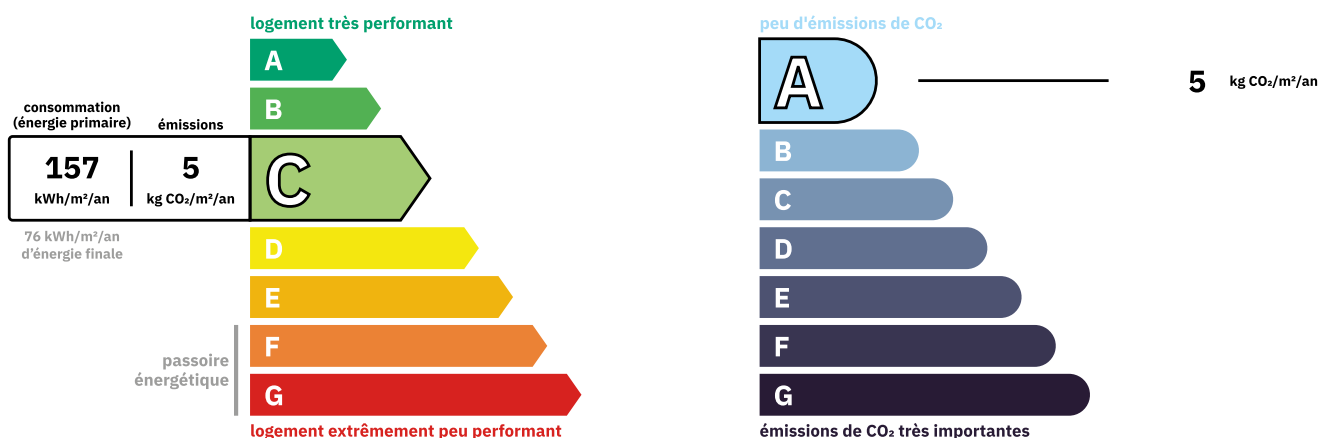
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 1410 € and 1980€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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CONTACT

Réf : AI9047AGUII
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AND PHOTOS
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