



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



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WITH A DRAMATIC VIEW,  
ENCLOSED SWIMMING  
POOL, NEAR  
CARCASSONNE IN THE  
SOUTH OF...



PROPERTY FACT FILE	
REFERENCE	A19047AGUI I
PRICE	€ 530,000 £ 446,726* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	202 m <sup>2</sup>
LAND	2000 m <sup>2</sup>
TOWN	Carcassonne
DEPARTMENT	Aude
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- 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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Ref : A19047AGU11

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 (12.48m<sup>2</sup>). To the left, you can enter the spacious (25m<sup>2</sup>), 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 (23.6m<sup>2</sup>) kitchen features a breakfast bar and is fully decked out with modern amenities. There's a 16.43m<sup>2</sup> 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 (7.8m<sup>2</sup>) 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 (6.5m<sup>2</sup>) that leads to three bedrooms, two of which are currently used for sleeping and the other as a storage space. The two (11.4m<sup>2</sup>) bedrooms have built-in wardrobes. The third bedroom (14.4m<sup>2</sup>) 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 (5.5m<sup>2</sup>) to your right you'll find the master suite (17.6m<sup>2</sup>) 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/A19047AGU11>

COMPLETE FILE AND PHOTO ON REQUEST

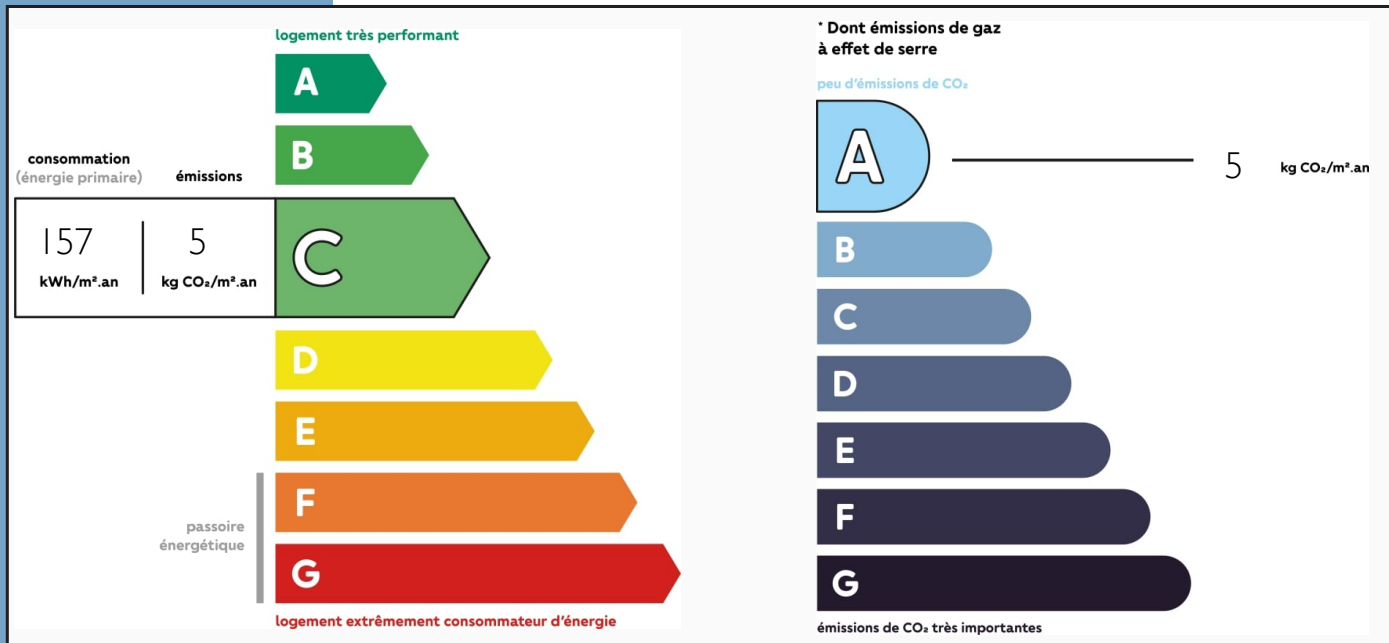


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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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