



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



STUNNING FRENCH VILLA  
WITH A DRAMATIC VIEW,  
ENCLOSED SWIMMING  
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 <sup>2</sup>
LAND	2000 m <sup>2</sup>
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

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

Ref : A19047AGUII

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/A19047AGUII>

COMPLETE FILE AND PHOTO ON REQUEST



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

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

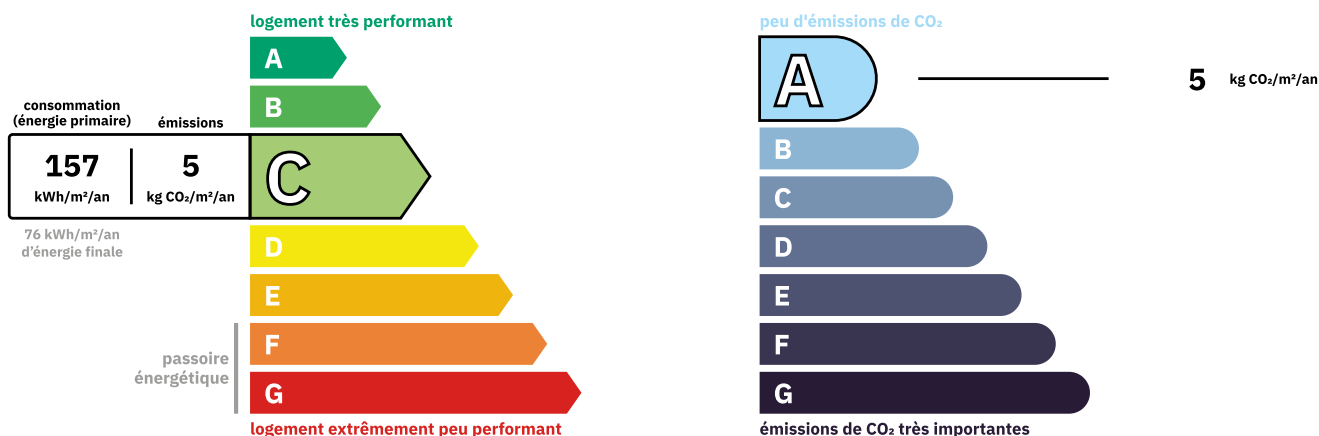


STUNNING FRENCH VILLA  
WITH A DRAMATIC VIEW,  
ENCLOSED SWIMMING POOL  
NEAR CARCASSONNE IN THE  
SOUTH OF...

Ref : AI9047AGUII

## 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI9047AGUII  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)