



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## Stunning Luxury Villa, Swimming Pool, Garage

### معلومات الوكيل

David Evans	اسم:
Cle France Ltd	اسم الشركة:
United Kingdom	بلد:
	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
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English, French	Languages:
<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 430,000

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Occitanie  
مدينة: Villemoustaussou  
الرمز البريدي: 11620  
نشر: 29/04/2024  
وصف:

REDUCED in price - 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 m<sup>2</sup> : 136 m<sup>2</sup>
- Land size m<sup>2</sup> : 687 m<sup>2</sup>
- 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, 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)



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687 م

الحمامات:  
حجم كبير:

### Utility details

نعم فعلا

Heating:

### Building details

Pool

Outdoor Amenities:

### Lease terms

Date Available:

### Contact information

IX5.694.772

IMLIX ID:

