

Stunning Villa with swimming pool, Exceptional views only 10 mins from Castelnaudary.



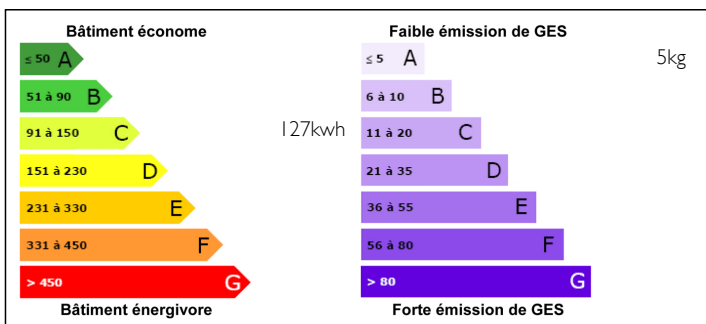
INFORMATION

Town:	Mas-Saintes-Puelles
Department:	Aude
Bed:	5
Bath:	3
Floor:	191 m2
Plot Size:	2362 m2

IN BRIEF

Villa in the village of Mas Saintes Puelles with sensaional views of the Black mountains. This 5 bedroom and 3 bathrooms, is move in ready. Castelnaudary is 6km away. If the south of france with a view is what you are looking for then this is the villa for you.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES

DESCRIPTION

Villa at the heights of the village with views of the Black Mountains. Within the garden of 2300m² you will find over 30 olive trees and 200 lavandes. The whole Garden is fenced. The main gates are electric.

Upon entry into the Villa, there is a fully equipped kitchen, which is open plan of around 47m², access to the terrace with Barbaque for dining.

The veranda is 45m² with views of the garden and the Church and the mountains, which also is equipped with Clim.

In the Sleeping area of the Villa you will find the 3 bedrooms, bathroom and the parentale suite, dressing and Shower room.

In the garden there are different seating areas.

The Swimming pool is 3.50*7.50 with electric volet.

On the same level as the double garage with electric doors, you will find the 5th Bedroom, with dressing room and ensuite.

Mains drains
Double glazing
Chimney
Pompe à Chaleur

Carcassonne Airport is 40 mins away with flights to the uk, scotland, Belgium, Sardinia

Carcassonne 47km
Toulouse 53km

Contact for more information on this Exquisit Villa

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