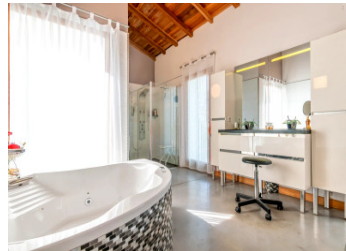


## Stunning Single-Storey Villa with Heated Pool, with Private Terrace & Garden & Panoramic Corbières Views



## INFORMATION

Town:	Thézan-des-Corbières
Department:	Aude
Bed:	3
Bath:	2
Floor:	222 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>

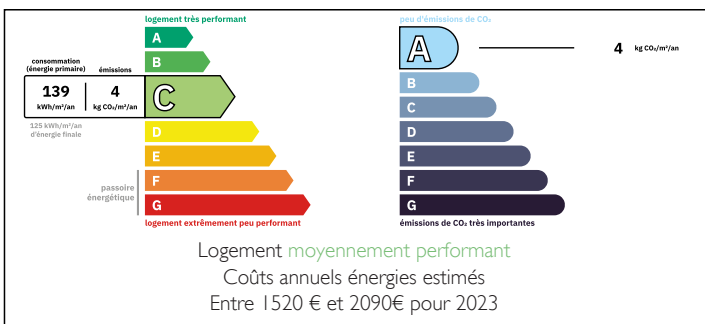
## IN BRIEF

In the heart of the Corbières, this beautifully renovated 222 m<sup>2</sup> single-storey villa (2009) offers elegance, comfort, and total privacy with breathtaking valley views. Set on 3,000 m<sup>2</sup> of Mediterranean gardens, it features a luminous 50 m<sup>2</sup> living room, open kitchen, library, and a luxurious master suite with Jacuzzi. Two further bedrooms open onto terraces and the heated 11 x 5.5 m pool.

A covered 60 m<sup>2</sup> terrace invites you to enjoy outdoor living year-round. Practical features include a 100 m<sup>2</sup> double garage, laundry room, dressing rooms, sauna, wood burner, pellet stove, natural spring water system, and certified septic tank.

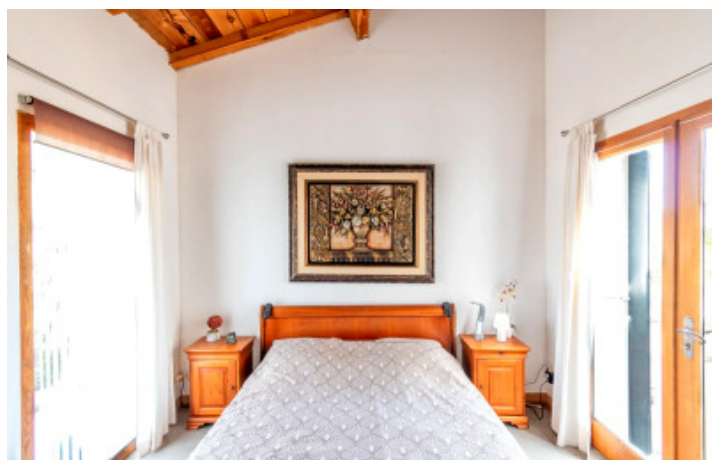
Nestled near Lagrasse and the Abbey of Fontfroide, within 20 minutes of Narbonne, 40 minutes from Carcassonne, and just 35 minutes from Mediterranean beaches, this villa combines tranquility, lifestyle, and accessibility. A unique

## 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: **2000 EUR**

## NOTES

## DESCRIPTION

A Mediterranean Haven with Panoramic Views in the Corbières

Perched above a peaceful valley in the heart of the Corbières, this beautifully renovated single-storey villa from 2009 offers an exceptional lifestyle where elegance, comfort, and nature blend seamlessly. Imagine waking up each morning to sweeping views across rolling hills, enjoying breakfast on your sunlit terrace, and diving into your heated pool under the southern French sky — all in complete privacy.

Set on 3,000 m<sup>2</sup> of landscaped Mediterranean gardens, the villa combines modern design with the authentic charm of southern living. The layout has been thoughtfully designed to create open, light-filled spaces, perfect for entertaining family and friends, while also offering intimate corners for relaxation and retreat.

Inside the Villa

You enter through a welcoming 15 m<sup>2</sup> terrace into a 6.5 m<sup>2</sup> entrance hall that flows into an 11 m<sup>2</sup> hallway. On one side, the spacious open kitchen (21 m<sup>2</sup>) with bar and stools connects to a luminous living room of 50 m<sup>2</sup>, the true heart of the home. On the other, practical and private spaces unfold:

- A laundry room of 15 m<sup>2</sup> with separate WC (2 m<sup>2</sup>)
- Two comfortable bedrooms (13 m<sup>2</sup> and 14 m<sup>2</sup>), each with access to a terrace and the pool
- A separate dressing room (5.8 m<sup>2</sup>)
- A large bathroom (11.5 m<sup>2</sup>) with double sink, bath/shower combination, and a 3-person infrared sauna
- A 9 m<sup>2</sup> patio that fills the house with natural light
- A 22.5 m<sup>2</sup> library with pellet stove, perfect for quiet evenings

The...