LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43344JKB11 Price: 530 000 EUR

agency fees to be paid by the seller

Superb modern house, as new, with 3 bedrooms, terraces and pool, in an enviable location. Stunning views.















INFORMATION

Town:	Aragon
Department:	Aude
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	2823 m2

IN BRIEF

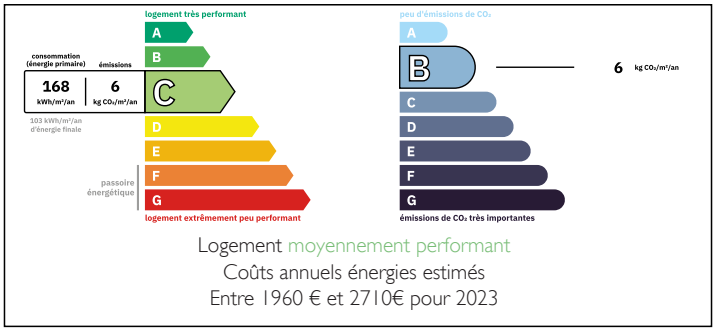
A delightful modern Mediterranean-style villa, in near-perfect condition, set in a pine-scented garden with stunning views to the Pyrenees.

The interior has been renovated to a very high specification, and comprises an open-plan living room / dining room / study area, a modern kitchen and laundry room, 2 bedrooms opening to the terrace, shower room and WC, and a master suite to the first floor.

There is also an integral garage with storage space.

Within walking distance of the village of Aragon for local shops and a popular restaurant, and a short drive from the commercial centres outside Carcassonne. The centre of Carcassonne and the international airport are each about 20 minutes away.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1960 € et 2710€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43344JKB11 Price: 530 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**1920 EUR**

NOTES

DESCRIPTION

A beautiful house with the most fantastic views, this really is a dream home!

Set in a much sought-after residential area above the charming village of Aragon, this stunning south-facing property enjoys magnificent, far-reaching views towards the Pyrenees.

The current owners have carried out extensive renovations over the last 2 years, and added a new extension, resulting in a modern and inviting home which perfectly complements the location.

The front door opens into the hall and study areas, which lead through to a fantastic living / dining room (72m2) with wood-burning stove and French windows opening to the covered terrace, bring lots of light into the room and framing the view across the valley. The room is tastefully decorated in neutral shades, with travertine floor tiles, and high sloping ceilings.

There is a modern fitted kitchen (12m2) with top-of-the-range appliances, and a spacious, newly-fitted utility / laundry room (13m2).

From here a door leads to the integral garage (28m2) with electric door, and storage space above.

Also on the ground floor are 2 bedrooms (each 11m2) with built-in wardrobes and French windows to the terrace. The shower room (5 m2) has a walk-in shower and double basins, and there is a separate WC.

A wooden staircase leads to the master bedroom (11m2), with en-suite shower room and WC (7m2).

Outside, the newly added covered terrace runs the length of the building, and is divided into 2 separate areas, witch a large dining terrace (29m2) and summer-kitchen area, and a...