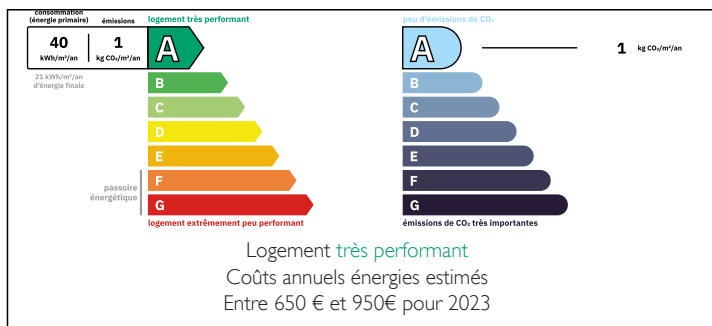


Near Carcassonne – RE2020 villa, 2 lodges, heated pool & 2 private jacuzzis



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	4
Floor:	164 m ²
Plot Size:	2100 m ²

IN BRIEF

Nestled on the edge of Carcassonne in a peaceful pine woodland setting, this contemporary property, completed in 2023, offers an exceptional lifestyle combining modern comfort, elegant design and excellent income potential.

The main villa features a bright and spacious open-plan living area with a fully equipped kitchen, three bedrooms, a family bathroom and a shower room. Large floor-to-ceiling windows create a seamless connection between the interior, the terraces and the beautifully landscaped 2,000 m² garden.

A real highlight of the property is its two independent timber guest lodges, each with its own private terrace and hot tub. Both also enjoy access to a superb heated 15-metre lap pool, creating an ideal space for relaxation and wellbeing.

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.



DESCRIPTION

Some properties simply provide a home. Others offer an exceptional way of life.

Located just minutes from Carcassonne, in a peaceful and unspoilt pine woodland setting, this contemporary property, completed in 2023, has been designed to combine comfort, elegance, privacy and modern living. Set within over 2,000 m² of beautifully landscaped grounds, it enjoys a truly idyllic environment where umbrella pines, Mediterranean planting and the gentle sound of cicadas create a relaxing atmosphere throughout the warmer months.

From the moment you arrive, the villa's clean contemporary lines blend harmoniously with its natural surroundings. Built to the latest energy-efficiency standards, it offers excellent thermal performance and year-round comfort. Every material has been carefully selected to create a home that is both stylish and built to last.

Inside, natural light is a defining feature. The spacious open-plan living area forms the heart of the home, with impressive floor-to-ceiling glazing, including a fully retractable sliding glass wall, allowing the interior to flow effortlessly onto the terraces and landscaped gardens. Throughout the day, changing light enhances the generous living spaces and contemporary finishes.

The open-plan kitchen is perfectly integrated into the main living area, creating an inviting space for entertaining family and friends. Both practical and elegant, it has been thoughtfully designed to complement the home's modern lifestyle.

The sleeping accommodation includes three comfortable bedrooms, a family bathroom and a separate shower room, making the property equally suitable as a permanent residence or an exceptional holiday home.

NOTES