

Modern villa with pool and independent guest house, panoramic views – 10 mins from Carcassonne



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Aragon  |
| Department: | Aude    |
| Bed:        | 4       |
| Bath:       | 2       |
| Floor:      | 165 m2  |
| Plot Size:  | 1168 m2 |



## IN BRIEF

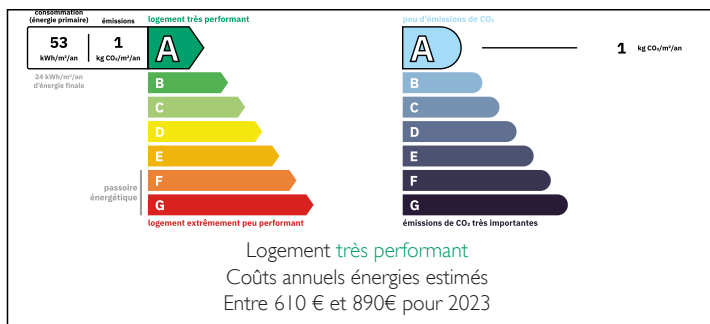
Set in a sought-after residential area on the heights of Aragon, just 10 minutes from Carcassonne, this contemporary villa combines modern comfort, generous proportions and superb far-reaching views.

The home has been designed to make the most of its elevated position, with bright living spaces opening onto a large terrace overlooking the garden and swimming pool.

Three bedrooms provide comfortable family accommodation, while the separate guest house is ideal for visiting family and friends or could offer attractive rental potential.

A garage, solar panels, reversible heat pump and pellet stove add to the property's practicality and energy efficiency.

## ENERGY - DPE



A modern and easy-to-maintain home offering an

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

Perched above the village of Aragon, in the sought-after private Capitelles development, this contemporary villa was built in 2019 and enjoys an elevated position with beautiful open views across the surrounding countryside. Peaceful and private, yet conveniently located just 10 minutes from Carcassonne, the property offers modern accommodation, excellent energy efficiency and the added benefit of an independent 41 m<sup>2</sup> gîte.

Set on a 1,168 m<sup>2</sup> plot, the property provides approximately 192 m<sup>2</sup> of total space, including 165 m<sup>2</sup> of living accommodation. The main house is complemented by 8 x 4 swimming pool, a generous panoramic terrace and a number of useful additional spaces beneath the house.

## LOCAL TAXES

Taxe foncière: 1551 EUR

The main house

The entrance opens directly into an impressive 55 m<sup>2</sup> open-plan living space, combining the kitchen, dining and sitting areas. This bright and spacious room is particularly appealing for entertaining and everyday family life, with large glazed doors opening onto the 50 m<sup>2</sup> terrace.

The terrace provides an exceptional outdoor extension to the living space, overlooking the garden, swimming pool and surrounding countryside. The elevated position gives the property a wonderful sense of openness and makes the views one of its defining features.

The modern fitted kitchen is arranged around a generous central island and benefits from a separate 6 m<sup>2</sup> back kitchen, equipped with a sink and refrigerator. The back kitchen provides convenient internal access to the 19 m<sup>2</sup> garage and to a separate 3 m<sup>2</sup> laundry room.

The living room is equipped with a pellet burner, creating a warm...

## NOTES