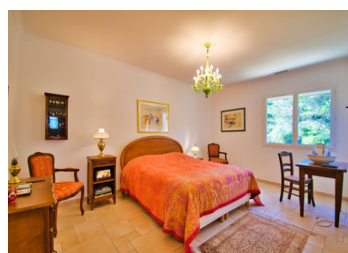
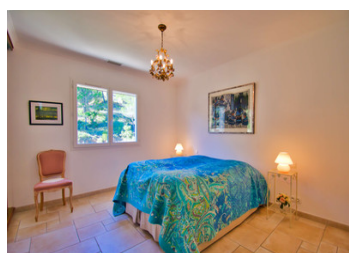


Executive style country villa with superb finishes throughout. 3 bedrooms, 2 bathrooms, pool, garage, garden



## INFORMATION

Town:	Fontjoncouse
Department:	Aude
Bed:	3
Bath:	2
Floor:	217 m <sup>2</sup>
Plot Size:	1040 m <sup>2</sup>



## IN BRIEF

Exquisite luxury home with 3 large bedrooms, master suite on the ground floor.

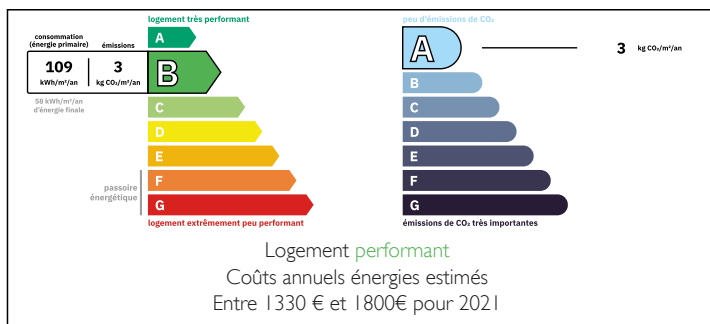
Large entrance hall, leading to fully equipped high-end kitchen/dining room. Large sitting room, ideal for entertaining, with dining area, opening with glass sliding doors onto large tiled wrap-around, south-facing terrace with automatic awning. This terrace overlooks the 12x5m salt-system swimming pool with shower room/toilet and basin.

Under the house is the basement gym/fitness area with utility/laundry room and storage cupboards. There is a 58m<sup>2</sup> garage located here too, with automatic roller doors, leading out to the driveway which sweeps down to the automatic entrance gates.

The water softener, hot water tanks and central vacuuming system is housed down here too.

Under the basement, a lower crawl-space area houses the VMC which is a water expulsion / ventilator system, which removes unwanted

## 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.



## DESCRIPTION

This house is built on a small hill, above the road and looks out over the amazing views of the Garrigue vegetation and wild area of the hills of Les Corbières region.

There are 2 areas of landscaped Mediterranean garden, one on either side of the house. This has been carefully thought out so that one can move from the south-facing side of the house, to the cooler side, during the hotter hours of the day. Both gardens are automatically irrigated. The olive tree garden is artistically illuminated, to highlight each beautiful tree.

Toulouse International airport - 154 kms

Montpellier airport - 130kms

Beziers regional airport - 70 kms

Carcassonne regional airport - 60 kms

Closest train station Lezignan - 21 kms

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

## NOTES