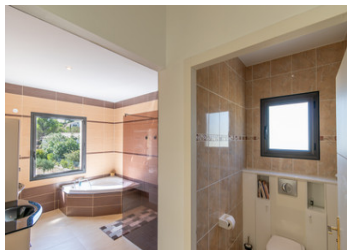


Luxurious Mediterranean Villa with Pool, Garden, and Stunning Views and Build Potential



INFORMATION

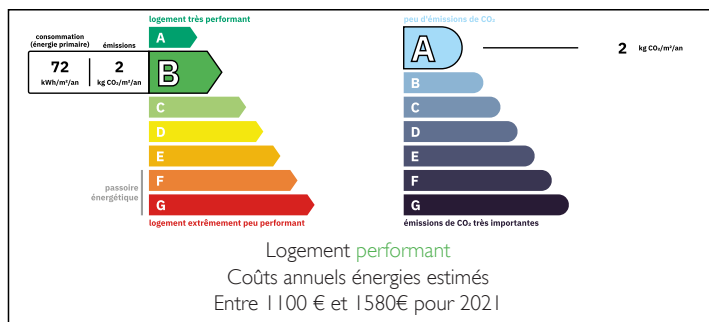
Town:	Saint-André-de-Roquelongue
Department:	Aude
Bed:	3
Bath:	3
Floor:	251 m ²
Plot Size:	4000 m ²



IN BRIEF

Discover a luxurious 250 m² Mediterranean villa on a 4,000 m² buildable plot, just 20 minutes from Narbonne and 40 minutes from the Mediterranean Sea. This serene property features a stunning saltwater pool (13x8 m), a 150 m² outbuilding with flexible use, and beautifully landscaped gardens. The spacious villa includes a 74 m² living room with custom furnishings, glass sliding (pocket) doors that blend indoor and outdoor spaces, and an open-plan kitchen (23 m²). Three en-suite bedrooms offer comfort and privacy, including a master bedroom with pool views. Additional highlights include a pool house with kitchen, a 300 m², 1.9 meter high crawl space, high-tech security system, air conditioning, and a chicken coop. The property has planning permission for a 70 m² extension, adding further potential. A Michelin-starred restaurant nearby completes this rare opportunity to enjoy Mediterranean luxury...

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

Discover a peaceful haven at the foothills of the Corbières, just 20 minutes from Narbonne and 40 minutes from the Mediterranean Sea. This exquisite, over one-million-euro property is set on a 4,000 m² fenced and buildable plot, featuring a 250 m² bungalow and a 150 m² outbuilding.

Stunning Property

The single-story villa with its rustic crépi walls evokes the charm of traditional southern French mas. A long veranda with columns and black tile flooring runs along the house, offering spectacular views of the 13 x 8 m saltwater mosaic-tiled pool and the beautifully landscaped Mediterranean garden. The pool house, equipped with a kitchen area, is perfect for outdoor entertaining and relaxing by the pool.

Spacious and Refined Interior

Inside, the expansive 74 m² living room is divided into a lounge, a bar, a dining area, and an open-plan kitchen (23 m²) equipped with high-end appliances, including two refrigerators, two freezers, a microwave, an oven, and a 90 cm induction cooktop. A luxurious new kitchen countertop will soon be installed. Large sliding glass doors seamlessly connect the living room to the terrace, blending indoor and outdoor living spaces.

The villa boasts 3 bedrooms, each with en-suite bathrooms:

A bedroom (13 m²) with built-in closet and en-suite bathroom (6,5 m²) with walk-in shower and double sink.

A bedroom (24 m²) with built-in closet and en-suite bathroom (7 m²) with walk-in shower, double sink and separate toilet.

The master bedroom (21 m²) with a luxurious en-suite bathroom featuring a whirlpool bath, walk-in shower, double sinks...

LOCAL TAXES

Taxe foncière: 3768 EUR

Taxe habitation: EUR

NOTES