

Elegant and Bright Villa with 4 En-suite Bedrooms with Dressing Rooms, Gym, Landscaped Park, Pool, and Veranda



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	4
Floor:	300 m2
Plot Size:	5678 m2

IN BRIEF

At the entrance of Cazilhac, this stunning 300 m² architect-designed villa combines generous spaces, high-quality features, and a lush environment.

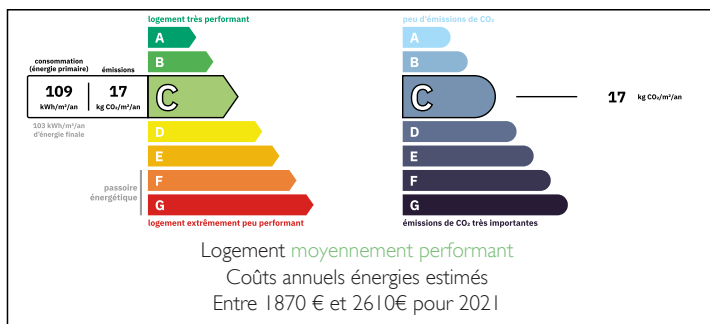
The 86 m² living area impresses with its cathedral ceiling, exposed beams, and a fully equipped solid wood kitchen. The house offers four suites, each with a dressing room and private bathroom. The 42 m² master suite includes a double dressing room and a bathroom with both a shower and bathtub.

Additional features include a veranda with a summer kitchen and fireplace, a home office, a gym, a climate-controlled wine cellar, a utility room, and a pantry.

Outside, the 5,678 m² landscaped grounds feature a swimming pool, a large tiled terrace, a workshop, a chicken coop, and a carport for two cars.



ENERGY - DPE



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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 villa enjoys a prime location, combining tranquility with accessibility. Nestled at the entrance of Cazilhac, a charming village on the doorstep of the medieval city of Carcassonne, it offers a peaceful, green setting while remaining close to all amenities, schools, and transport links. Carcassonne's airport and train station make travel effortless, while the A61 motorway provides easy access to both Toulouse and the Mediterranean in under an hour.

Designed for comfort and conviviality, this home is perfect for hosting family and friends, with four independent suites ensuring privacy and space for everyone. The bright and spacious living area is the heart of the house, where moments are shared around the wood-burning insert, with panoramic views of the landscaped garden.

Its layout and generous proportions also make it ideal for a professional project. The gym, featuring large bay windows that open to the outdoors, provides an inspiring and luminous space, perfect for a private practice or creative workshop. The veranda, complete with a summer kitchen and fireplace, offers a unique reception area, usable year-round.

Nestled in lush greenery, this property is a true haven, with a beautifully landscaped garden, century-old olive trees, and well-appointed outdoor spaces. A paved driveway leads to a two-car carport, complemented by a workshop and a built chicken coop, ideal for nature lovers.

Cazilhac is a peaceful village offering a high quality of life, set between vineyards and rolling hills. The region is highly sought-after for its proximity to the Montagne Noire, the Canal...

LOCAL TAXES

Taxe foncière: 6200 EUR

Taxe habitation: EUR

NOTES