

Fabulous spacious 4 bedroom luxury modern villa situated in a calm setting close to Narbonne



## INFORMATION

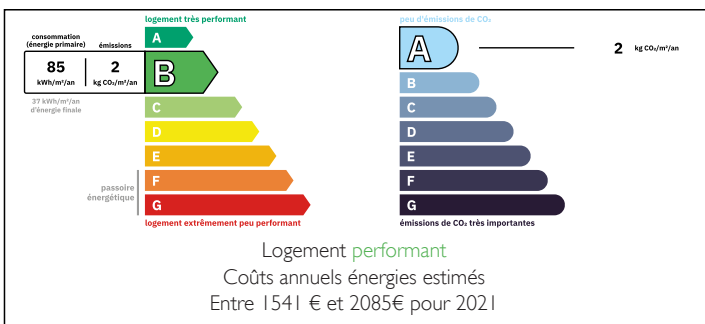
Town:	Saint-Marcel-sur-Aude
Department:	Aude
Bed:	4
Bath:	3
Floor:	230 m2
Plot Size:	1450 m2



## IN BRIEF

Come and discover this breathtaking luxury villa, situated on a private 1,450m<sup>2</sup> landscaped plot. Enter through exquisite metal double doors into a luminous 55m<sup>2</sup> open-plan living space, where a stylish lounge and dining area seamlessly blend with a designer kitchen, featuring premium built-in appliances and sleek mineral worktops. On this level, you'll find a serene en-suite bedroom with a spa bath, shower, and double sinks, along with a second bedroom and a spacious family bathroom. The magnificent 63m<sup>2</sup> master suite is a true retreat, boasting a dressing area/office, built-in wardrobes, direct garden access, and a spa-like en-suite with a freestanding bathtub, walk-in shower, and twin sinks. A mezzanine level offers a useful office space and a fourth bedroom. Outside, immerse yourself in tranquility with immaculate gardens, sun-drenched terrace, a stunning 10x4.5m heated pool, and a...

## 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.



## LOCAL TAXES

**Taxe foncière: 2460 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Property Highlights

Efficient Climate Control: Central heating via air pump & reversible air conditioning

Modern Comforts: Thermodynamic boiler

Sleek tiled flooring

Well-Insulated: Double glazed windows throughout with integrated mosquito nets.

Solar Panels 9kw.

### Outdoor Features

Inviting Pool Area: Heated 10m x 4.5m<sup>2</sup> fiberglass pool with a beach-style entry

Summer kitchen, & stone-built BBQ

Ample Storage: Two spacious storage rooms

Secure Parking: Garage, covered carport & additional parking area

Low Maintenance: Automatic, cost-efficient irrigation system for the garden

Prime Location

Vibrant Village Life: Saint-Marcel offers all essential amenities within walking distance, including a bakery, school, supermarkets, bars, restaurants, a doctor, and a dentist

Close to Narbonne: Just 12km from the historic Roman city

Near the Coast: The stunning Mediterranean beaches are only 27km away

Excellent Transport Links:

Convenient flights from Montpellier, Béziers, Toulouse, and Carcassonne

High-speed TGV to Paris in just 4 hours and 15 minutes from Narbonne

A truly impressive property visit highly recommended to appreciate everything it has to offer !

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Information about risks to which this property is