

Stunning south facing villa, 5 beds 2bath, garage, garden and pool in Villemoustaussou



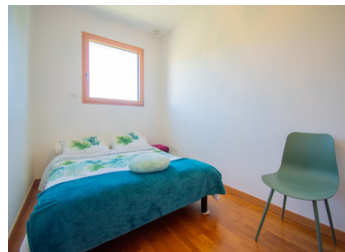
## INFORMATION

Town:	Villemoustaussou
Department:	Aude
Bed:	5
Bath:	2
Floor:	155 m2
Plot Size:	600 m2

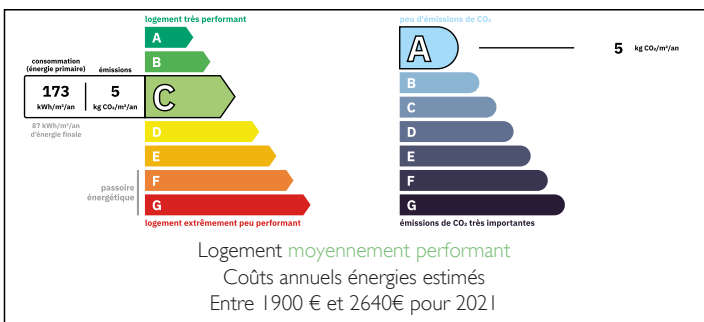
## IN BRIEF

This stunning 5 bed Villa can be found in the sought after village of Villemoustaussou.

This Villa has everything to offer, open plan living, leading out to the pool area, 5 bedrooms, 1 of the bedrooms is on the Ground floor with a bathroom of this level too.



## 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 stunning family size villa of 155 m<sup>2</sup> close to shops and schools (5 min from Carcassonne) with a large 28 m<sup>2</sup> garage with electric door and laundry area, built in 2011 on 600 m<sup>2</sup> of wooded grounds with garden shed, 4x8 m saltwater swimming pool equipped with alarm, winter cover and equipment room.

On first floor:

Entrance with storage cupboard

Living room, dining room opening onto fully-equipped open-plan kitchen + wood-burning stove (total surface 60 m<sup>2</sup>) leading onto 2 covered terraces

1 bedroom with dressing room (15 m<sup>2</sup>)

1 bathroom (9 m<sup>2</sup>) with Italian shower, Thalasso bath and double vanity unit

1 toilet with wall-hung WC and hand-washer

First floor:

Landing with storage cupboard leading to 3 bedrooms (11 to 11.5 m<sup>2</sup>) and 1 study (8 m<sup>2</sup>), all equipped with storage cupboards

1 bathroom with shower, wall-hung WC and single-basin unit

Underfloor heating throughout with DAIKIN electric boiler and double-flow WMC + hot-water tank. Aluminum exterior and oak interior doors and windows. SOMFY centralized electric shutters in all rooms. For your security, the house is equipped with an electric gate and alarm.

More information upon request

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: 2600 EUR

Taxe habitation: EUR

## NOTES