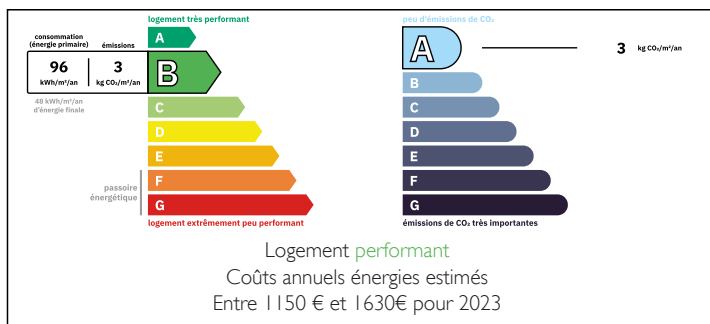


Light-filled villa with pool and stunning cathedral-ceiling extension – close to Carcassonne

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Villegly
Department:	Aude
Bed:	3
Bath:	2
Floor:	181 m ²
Plot Size:	1212 m ²

IN BRIEF

A home that feels like a year-round holiday, just minutes from Carcassonne!

This 181m² villa, nestled in a landscaped garden of over 1,200m² with a pool, is a true haven of peace.

Its 72m² contemporary extension is flooded with light thanks to large sliding doors and a cathedral ceiling, creating a spacious, modern living area with pool views.

Inside: two living rooms (one with wood burner and air conditioning), three bedrooms, solid wood kitchen, bathroom, shower room, two WCs, and a large dressing/laundry room.

The landscaped garden is designed with care: 5x10m saltwater pool (liner 2022), solar shower, bioclimatic pergola, well, automatic irrigation, workshops, motorbike garage, electric gate. The house is also

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

For added convenience, the furniture, appliances and pool/garden equipment can be offered for sale.

The house is organized around two distinct areas: the original part includes a 29m² living/dining room with a wood-burning stove, a semi-open kitchen fitted with solid wood cabinetry, two bedrooms with closets, a bathroom, a separate toilet, and a third bedroom upstairs.

The 72m² extension, built in 2013, features a bright double living room with an electric fireplace, fluid inertia radiators, and views of the pool. A modern shower room completes this space. A large 21m² dressing/laundry room adds convenience and storage.

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

Located in the charming wine-producing village of Villegly, just 15 minutes from Carcassonne, this property enjoys a peaceful setting while remaining close to daily essentials. The village offers convenient amenities such as a school, pharmacy, small supermarket, bakery, restaurants, and a well-regarded wine cooperative.

Only a short drive away, Carcassonne boasts its world-famous UNESCO-listed Medieval Cité, along with all the modern conveniences of a lively town: shops, train station, and an international airport with regular flights to major European cities.

NOTES

The region is a true haven for nature lovers and explorers. The Mediterranean Sea is less than an hour away, perfect for beach days and seaside towns, while the majestic Pyrenees mountains, around 2.5 hours away, offer skiing, hiking, and stunning scenery.

This location combines the best of the Occitanie lifestyle – heritage, sunshine, landscapes, and the relaxed rhythm of the South of France.

Information about risks to which this property is