

Luxury four bedroom Villa with pool in a rural location but close to amenities



## INFORMATION

Town:	Pieusse
Department:	Aude
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	1550 m2

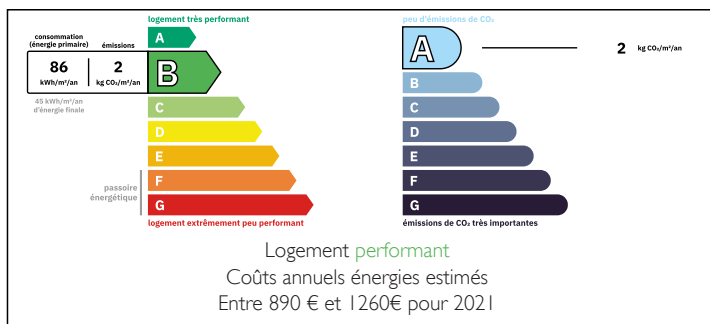
## IN BRIEF

Located just 10mins from Limoux centre and 5mins from a large supermarket in a countryside setting, this exceptional 4 /5 bedroom modern light filled villa with pool offers versatile living in a tranquil setting. At its heart lies a spacious open-plan kitchen, dining, and living area, ideal for both family life and entertaining. The modern kitchen is fully fitted and includes a large range cooker and island adjacent to a laundry room.

The bedrooms can all be found off a doored corridor from the sitting room. There is a large dual aspect master bedroom with private ensuite shower room, complemented by three further generously sized bedrooms all with cupboards. There are three bath/shower rooms in total, plus an additional guest toilet.

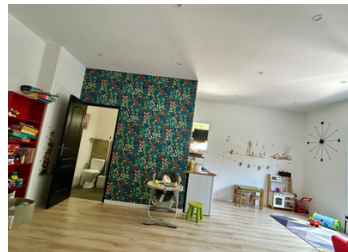
For added flexibility, a self-contained studio apartment with independent access makes an ideal guest suite, workspace, or rental opportunity...

## 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

Set on a peaceful access road and backed by mature trees, this exceptional property offers versatile living in a tranquil setting. At its heart lies a spacious open-plan kitchen, dining, and sitting area (61m<sup>2</sup>), ideal for both family life and entertaining. The modern kitchen is fully fitted and includes select integrated appliances.

The very large master bedroom (29m<sup>2</sup>) features a private ensuite shower room, complemented by three further double bedrooms (each 11m<sup>2</sup>) all with clothes cupboards. There are three bath/shower rooms in total, plus a convenient guest toilet.

For added flexibility, a self-contained studio apartment (27.3m<sup>2</sup> + 4m<sup>2</sup>) with independent access makes an ideal guest suite, workspace, or rental opportunity.

Beneath the main living area, you'll find a garage, a large under-house space with windows—perfect for a gym, games room, or home cinema—and a workshop with some work (200m<sup>2</sup>) and an open workshop. There's ample off-street parking for multiple vehicles.

Outdoors, the recently installed swimming pool (9.2m x 5.2m) is overlooked by the covered terrace, perfect for alfresco dining. The property also includes a boules court and is fully fenced, making it secure and family-friendly.

Comfort is guaranteed with underfloor heating throughout most of the house provided by air source heat pumps (serviced annually), and a one-year-old water heater. Fibre internet and TV/Internet access in all bedrooms round out the modern conveniences.

With its beautiful outlook and multi-functional spaces, this luxurious property offers stylish living with room to grow and adapt.

Highlights include:

- Underfloor heating throughout most of the house
- Air source heat...

## LOCAL TAXES

Taxe foncière: 2349 EUR

Taxe habitation: EUR

## NOTES