

Quiet, private plot with trees – stylish architect-designed house just outside Carcassonne, 4 beds, 2 baths



## INFORMATION

Town:	Villemoustaussou
Department:	Aude
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	2050 m2



## IN BRIEF

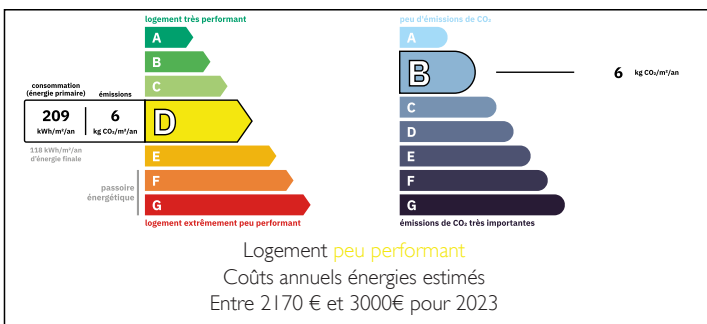
Architect-designed house built in 2003, located on the outskirts of Carcassonne, set on a peaceful plot of over 2000 m<sup>2</sup> surrounded by pine trees, with no overlooking neighbours.

On the ground floor: bright living area of approximately 45 m<sup>2</sup> with cathedral ceiling and wood-burning stove, open-plan fully equipped kitchen, master suite of 18 m<sup>2</sup> with bathroom and dressing room overlooking the pool, office, laundry room and utility room.

Upstairs: 3 bedrooms with storage, shower room and separate WC, and on the second floor, a versatile 19 m<sup>2</sup> room that can be used as a bedroom or playroom

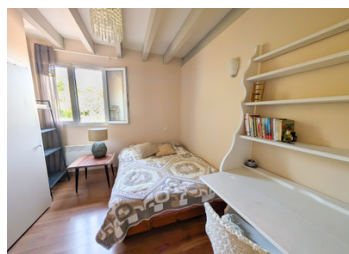
The exterior is fully enclosed with an electric gate. A saltwater pool added in 2010, and practical outdoor spaces complete the property: pool house with

## 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

The hot water heater, as well as the pool pump, have been replaced very recently.

The property is situated in Villemoustaussou, a charming village just a few minutes from Carcassonne. Known for its peaceful residential areas and friendly community, the village offers local amenities including a bakery, butcher, restaurant, greengrocer, pharmacy, doctor, petrol station, making it convenient for everyday life while still providing a quiet retreat from the bustle of the city.

Its proximity to Carcassonne allows easy access to cultural landmarks, restaurants, and the famous medieval Cité, while still enjoying the calm and greenery of village living.

Carcassonne Airport is only 15 minutes away, offering flights to major European destinations (London, Dublin, Bruxelles, Cagliari...), while the Mediterranean coast and the Pyrenees are both within roughly an hour's drive, making this an ideal location for enjoying both mountain and seaside escapes.

Room measurements for information:

### GROUND FLOOR

Entrance / hallway: 8.06 m<sup>2</sup>

Living area including open-plan kitchen: 44.5 m<sup>2</sup>

Office: 7.2 m<sup>2</sup>

Utility room: 7.6 m<sup>2</sup>

WC: 2.7 m<sup>2</sup>

Laundry: 5.6 m<sup>2</sup>

Master bedroom: 17.7 m<sup>2</sup>

### FIRST FLOOR

Landing: 9.63 m<sup>2</sup>

Shower room: 4.72 m<sup>2</sup>

WC: 1.37 m<sup>2</sup>

Bedroom 2: 10.8 m<sup>2</sup> with 2 wardrobes

Bedroom 3: 9.33 m<sup>2</sup> with under-stair cupboard

## LOCAL TAXES

**Taxe foncière: 2592 EUR**

**Taxe habitation: EUR**

## NOTES