

Superb, spacious 3 bedroom single storey property, with pool, in stunning location with views to the Pyrenees



## INFORMATION

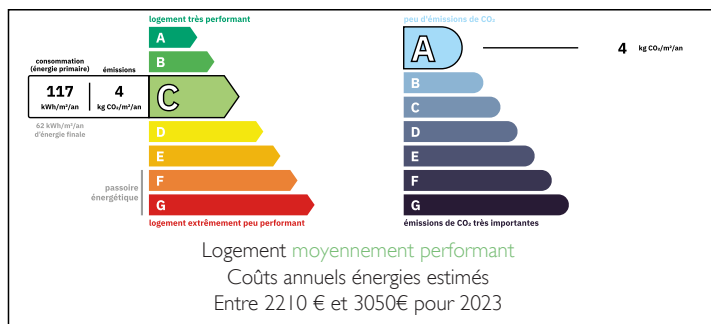
Town:	Aragon
Department:	Aude
Bed:	3
Bath:	2
Floor:	204 m2
Plot Size:	4509 m2

## IN BRIEF

Superb south-facing villa in a peaceful location above Aragon, with panoramic views to the Pyrenees, spacious living areas, 3 bedrooms including a master suite, swimming pool, summer kitchen and landscaped grounds.

Within walking distance of the village of Aragon for local shops and a popular restaurant, and a short drive from the commercial centres outside Carcassonne. The centre of Carcassonne and the international airport are each about 20 minutes away.

## 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

In a much sought-after residential area above the charming village of Aragon, this stunning south-facing property enjoys magnificent, far-reaching views towards Mount Canigou and the Pyrenees. Peaceful and private, yet just a short drive from amenities, it offers the perfect combination of comfort, space and natural beauty.

A long private driveway leads down from the road to the house, with convenient parking beside the entrance. Designed to take full advantage of its exceptional setting, all the main rooms open onto the terrace, creating a wonderful flow between indoors and outdoors.

The entrance hall, with cloakroom, opens into a vast living and dining room of 74m<sup>2</sup>, filled with natural light from windows on both sides and featuring a welcoming open fireplace. The fitted kitchen (10m<sup>2</sup>) is open to this area but also has direct access to the terrace. A separate utility room (7m<sup>2</sup>) provides excellent storage and space for appliances.

The impressive master suite (43m<sup>2</sup>) comprises a spacious bedroom with fitted wardrobes and French windows to the terrace, and a large bathroom with corner bath, walk-in shower, double basins and WC. Two further bedrooms (each 19m<sup>2</sup>) share a modern shower room with double basins, walk-in shower and WC.

Outside, the extensive terrace leads to the 10m x 5m swimming pool with sunbathing areas and shaded spots for outdoor dining. The summer kitchen and bar area are perfect for entertaining, while the adjoining pool house and storage area take care of the practicalities. Tasteful lighting creates a lovely evening atmosphere.

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## LOCAL TAXES

Taxe foncière: 2774 EUR

Taxe habitation: EUR

## NOTES