

Elegant 6-Bedroom Single-Storey Villa with Pool, Landscaped Garden & Open Views



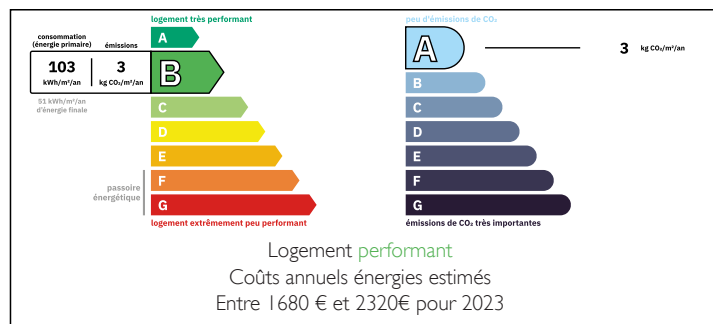
INFORMATION

Town:	Villeneuve-lès-Montréal
Department:	Aude
Bed:	6
Bath:	3
Floor:	206 m ²
Plot Size:	2000 m ²

IN BRIEF

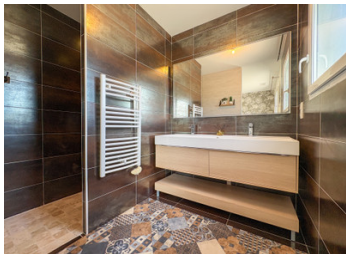
Set in a peaceful village near Montréal and Carcassonne, this elegant single-storey villa offers approximately 206 m² of bright and spacious living accommodation on a beautifully landscaped and fully enclosed 2000 m² plot with open countryside views. The property features a stunning 73 m² open-plan living area, 6 bedrooms, and 3 shower rooms, making it ideal for large families or those seeking a flexible layout. One wing of the house, comprising 2 double bedrooms, a bathroom and a separate WC, can easily be used for a hospitality project such as Airbnb, while the main section offers 4 bedrooms and 2 bathrooms for private living. Outside, enjoy a saltwater pool, pool house with BBQ, a bioclimatic pergola, and multiple relaxation areas. A rare opportunity combining comfort, space, and income potential.

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

Nestled in the heart of a peaceful village of Villeneuve-les-Montréal, just minutes from Montréal and within easy reach of Carcassonne, this elegant single-storey villa built in 2009 offers approximately 206 m² of beautifully presented living space, set within a fully enclosed and landscaped plot of around 2000 m² with open views across the surrounding countryside.

From the moment you arrive, the property impresses with its electric gated entrance, generous parking area suitable for multiple vehicles or a motorhome, and its carefully designed outdoor spaces that combine comfort, privacy, and functionality.

Interior Features

The villa opens onto a welcoming entrance hall with built-in storage, leading into a magnificent 73 m² open-plan living area bathed in natural light. This space seamlessly combines a lounge, dining area, and a fully equipped modern kitchen, creating a warm and sociable environment ideal for both family life and entertaining.

A practical utility room/pantry/laundry room provides additional storage and convenience, while a separate WC is located near the entrance.

The sleeping area is cleverly arranged to offer both privacy and versatility. The property features a total of 6 bedrooms, all with integrated storage.

One wing of the house, comprising two spacious double bedrooms, a shower room, and a separate WC, can easily be adapted for a hospitality project such as Airbnb or guest accommodation, offering excellent income potential.

The main section of the house includes four additional bedrooms, including a comfortable master suite with its own en-suite shower room, as well as a

LOCAL TAXES

Taxe foncière: 2269 EUR

NOTES