

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



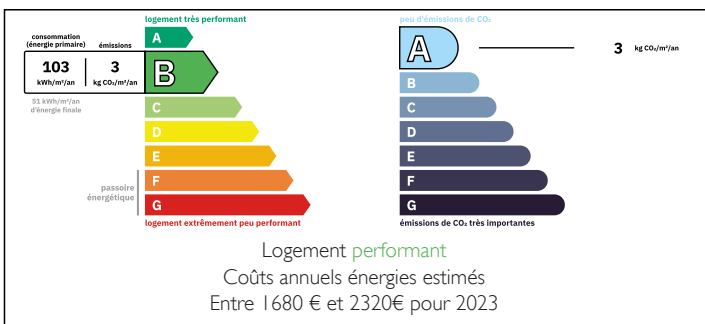
INFORMATION

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



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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

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

Taxe habitation: EUR

NOTES