



Architect Villa

CARCASSONNE (11)

456 500 €



187 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Just 20 km from Carcassonne, in the charming town of Rieux Minervois, this prestigious villa is nestled on the picturesque Minervois Wine Route. Remarkable features: Luxurious garden level (167.06m²): Discover a sumptuous living room of 91.96m², decorated with a fully equipped Maxima kitchen fitted out in black granite, with its central island and wine cellar. Two bedrooms, including a master suite with dressing room and bathroom, offer absolute comfort. A patio, a garage and a terrace of 87.24m² complete this space, ideal for enjoying the outdoors. Elegant floor: A magnificent forged staircase, designed on site by a master blacksmith, leads to a master suite with dressing room, shower room and WC. A panoramic terrace of almost 30m² offers a breathtaking view of the Montagne Noire. High-end equipment: Enjoy optimal comfort thanks to refreshing underfloor heating throughout the house, powered by a heat pump. Easily control all electric shutters thanks to the centralized electric control. In addition, the equipment includes a water softener, a reverse osmosis unit, thermal solar panels for domestic hot water and optical fiber. Exterior to be designed according to your wishes: On a generous plot of 1926m², the garden offers a space that can be personalized according to your tastes. In addition, the planned connections make it possible to consider the installation of a swimming pool, thus adding an additional touch of luxury to this exceptional property. Visit this prestigious villa now: For a private tour of this oasis of tranquility, please contact me Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,75% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Milvia SENA SOUSA

CARCASSONNE (11000)

Agent

RSAC : 851 562 058 00020

Courts service city :
CARCASSONNE

(+33)6 66 75 49 95

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 827807

Property type Architect Villa

Year of construction 2022

SURFACES

Living space 187 m²

Living room surface 92 m²

Land surface 1926 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Washrooms 2

DPE/GES

DPE 22

GES 1

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater pompe à chaleur

Kitchen américaine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle