

4 bedroom house with large swimming pool on private woodland in the middle of the Minervois

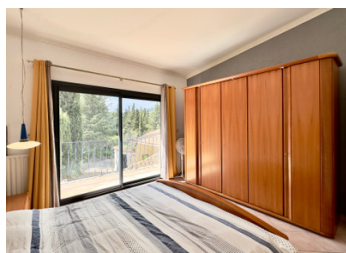


INFORMATION

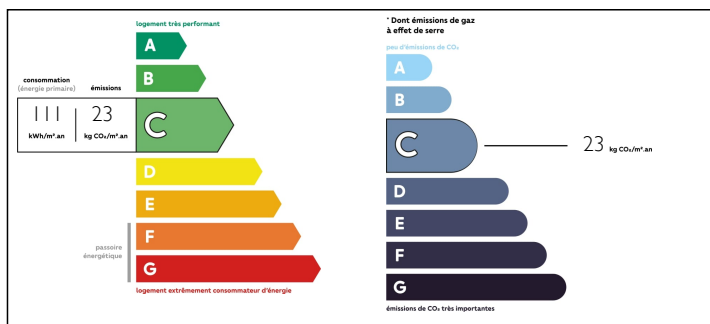
Town:	Pouzols-Minervois
Department:	Aude
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	2700 m2

IN BRIEF

This beautiful 4-bedroom villa nestled on a large wooded land with a stunning swimming pool, is ideally located in the heart of the Minervois, close to airports, main roads and the great towns of Narbonne, Carcassonne and Beziers. Just about 40 minutes to the mediterranean beaches and just over two hours to skiing, this place is well situated for who wish to enjoy the variety the Languedoc Roussillon region has to offer.



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

Located on a vast plot of approximately 2700m², this property offers unparalleled privacy thanks to its wooded surroundings with varied natural landforms. There are two entrances to the property, one passing through the undeveloped wooded area, and the other, more direct, leads to the front of the villa which is nestled on higher ground.

On the ground floor of the house, we find a spacious living room with large windows overlooking the garden to the East, a generously sized dining room with a west-facing bay window opening onto a terrace and the pool area, a simple and practical kitchen, two small bedrooms with in-built closets, a bathroom, separate toilet, and a laundry/utility room.

Upstairs, two larger bedrooms offer beautiful, unobstructed views, along with a shared bathroom and separate toilet.

In addition, there is a garage attached to the house which is currently used for storage, and that could easily be converted into an additional bedroom or en-suite bathrooms for the ground floor bedrooms.

The heated swimming-pool is set at the highest point of the property and is surrounded with covered and open terrace, ideal for comfort all-day long. There is also a well thought out bar area for a BBQ/plancha and a small fridge for drinks on ice!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2500 EUR

NOTES