

## Price on request

Contact agency

**OSEZ MON IMMOBILIER**

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**For sale contemporary villa**

**5 rooms**

**Surface : 174 m²**

**Surface of the living : 63 m²**

**Surface of the land : 3000 m²**

**Year of construction : 2021**

**Exposition : Sud est**

**View : Campagne**

**Inner condition : excellent**

**External condition : GOOD**

### Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

3 show ers

3 WC

1 garage

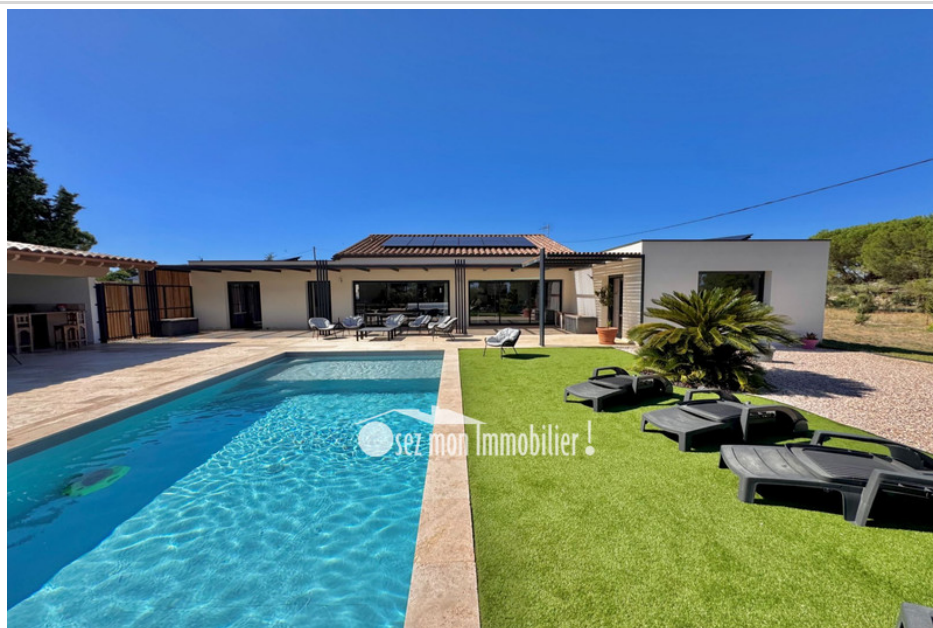
10 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

10/09/2025 - Prix T.T.C



## Contemporary villa 11272 Sallèles-d'Aude

Beautiful contemporary single-story villa of 174 m², set on a stunning wooded plot of 3000 m² with no neighbors in sight, just steps from the Canal du Midi... You enter the property shielded from the road and prying eyes and find a large open hangar of 140 m² for your vehicles, workshop... then at the back of the villa, a 40 m² garage. As soon as you step into the hallway, you'll notice exceptional brightness flooding the 63 m² living area, featuring enormous glass doors opening onto the garden, terrace, and pool. The living space is very spacious on one side, complemented by a large fully equipped kitchen with a central island for your meals. Back kitchen, laundry room. Two well-separated sleeping areas: 2 bedrooms connected by a bathroom, toilet, central storage closet. A master suite with a walk-in closet, bathroom with toilet, and a bedroom opening onto the garden. A 4th bedroom or office. Quality features include: ducted reversible air conditioning, water softener, alarm system, thermodynamic water heater, double glazing, electric roller shutters. Photovoltaic panels. Enjoy your meals under the pergola on the terrace adjacent to the living room or in the summer kitchen, pool house, outdoor bathroom... Saltwater pool 10x4 with no neighbors overlooking it. Beautiful grounds. Space to park multiple vehicles, motorhome... If you dream of a peaceful life in the south, just 40 minutes from the sea, 20 minutes from Narbonne, in a sought-after village close to the Canal du Midi and all amenities. To schedule a visit, contact Guylaine

