



**Spacious, architect-designed, south-facing detached villa.  
Outstanding views. Quiet location.  
10 minutes walk from shops etc.**

**Internally:**

- 215 m<sup>2</sup> of living accommodation
- 60 m<sup>2</sup> living/dining room
- Fitted/equipped breakfast kitchen
- Ground floor 'Night' area with 2 bedrooms, bathroom/WC and external access (for B&B?)
- Separate WC, utility room
- 2 x 1st floor bedrooms, dressing room, bathroom, 36m<sup>2</sup> mezzanine
- All living/sleeping areas have fabulous views of the Pyrenees

**Externally:**

- Garage/workshop/wine cellar
- Carport/summer kitchen
- Chlorine-free pool with sunbathing/dining terrace
- 3 south-facing terraces
- Parking for 4 additional cars
- Electric gates/videophone
- Plot of <sup>3</sup>/<sub>4</sub> acre with 800m<sup>2</sup> of mature gardens
- 2300 litres of rainwater recovery with pump etc

**Other :**

- Solar water heating
- Mains gas condensing boiler
- Mains drainage and water
- Fibre optic internet
- Internet accessible security cameras
- 10 mins walk to shops/restaurants/public transport
- 22 miles to nearest ski station
- 30 miles to Carcassonne airport
- 55 miles to Med, Andorra, Spain