



## Villa with Swimming Pool and Garage,

11200, Homps, Aude, Occitanie

€385,000

Ref: BVI26410

\* Available \* 4 Beds \* 1 Bath \* 140m2

Modern villa for sale in Aude, with swimming pool and garage. Light spacious rooms overlooking the pool and garden

- Swimming Pool
- Sailing and Beach not far
- Wine Region
- Motorways close
- Airports at Carcassonne and Montpellier
- Golf in area
- Shopping and markets
- Railways
- Tennis locally
- Popular Tourist Area

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## Property Description

Modern 2 storey villa, constructed in 2000, located on the edge of the village with all amenities, in Aude Languedoc/Occitanie. Entrance with access on to a living room with an adjoining kitchen. From the living room access on to the hallway nightpart with a private WC, a shower room/WC and 3 bedrooms. On the first floor a hallway with a library part and 1 bedroom. Well kept garden -(2.200m<sup>2</sup>)- surrounding the villa, with terraces, covered terrace and a pool area with a -(4m x 5m))- pool with a liner from 2017.

**The Aude is bathed in sun most of the year: near the coast and also so accessible to the Pyrénées where you can enjoy not just the walks and the beauty of this ancient mountain range, but in winter go ski-ing. The most interesting wines from this area are competing well with the New World invasion. Live here and enjoy the excellent foods and wines and change your style of living for the better. Golf, tennis and sailing are always within an hour and there are many shopping centres and local markets as you would expect in France.**

**Alistair Lockhart. Property Director, FrenchEntrée**

