

**UNDER OFFER - Gorgeous 3-bed, 2-bath character village house with large living area, terrace, garden and pool.**



## INFORMATION

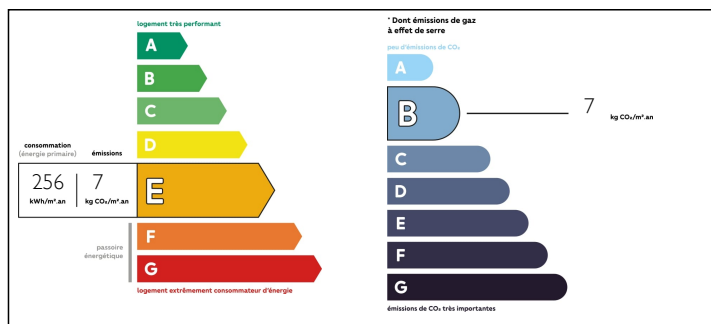
Town:	Ginestas
Department:	Aude
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	180 m2

## IN BRIEF

A spacious house full of charm, with a lovely manageable garden and a pool of 4 by almost 3 metres (10m<sup>2</sup>), a fabulous holiday home, or why not an all-year round residence? The ground floor is open plan except for the delightful shower room with walk-in shower, it has an economic pellet burner and an open stone fireplace and looks out south and east to the garden and terrace. The upper floor is delightful, light and spacious, with three lovely bedrooms and a ravishing bathroom with walk-in shower and two washbasins. The exterior has room to park a car as well as sit amongst glorious greenery in complete privacy in a selection of sun and shade.



## 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.



## LOCAL TAXES

**Taxe foncière: 1811 EUR**

**Taxe habitation: 1414 EUR**

## NOTES

## DESCRIPTION

In a quiet cul-de-sac in this lively, sought-after village, which has a good selection of amenities, including two lovely restaurants and a wine bar, this lovely stone house with a façade covered in roses in spring is waiting for your visit!

There is a large gate to the garden, providing private parking, and a large opening to the house for three glazed doors, allowing plenty of light into the marble-floored living space. The white panelled kitchen cupboards, walls and ceiling also help make this a luminous space - the ground floor measures 63m<sup>2</sup>.

Next to the kitchen is the smart and modern shower room, and nearby, the dining area with a really pretty pellet stove; and at the other end the walls are in natural stone with lots of timber beams, creating a more rustic and cosy area in front of the open fire.

Two more windows and a partly-glazed door look out onto the terrace and garden. The terrace has two parts, a slightly raised sitting area with storage for garden equipment, and a lower area with a lush vine growing over it on a pergola. A large opening leads to the garden, with a gorgeous green area full of shrubs and plants - jasmine, pomegranate, a Judas tree, and little climbing roses, a shady sheltered bower with climbing plants, a garden shed, and the swimming pool. The roof was replaced in 2022.

Back in the house, the upper floor has timber floorboards, and off the lovely...