

Lovely 2 bedroom bungalow with terrace and parking, in gated development. Shared swimming pool.

EXCLUSIVE

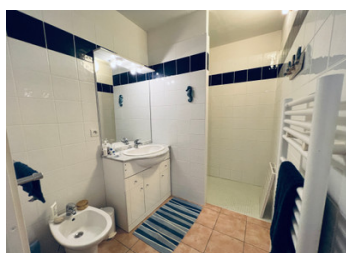
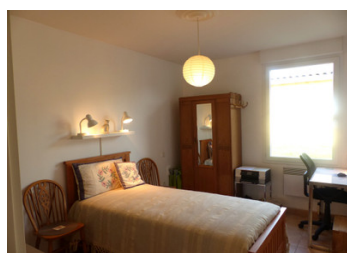


INFORMATION

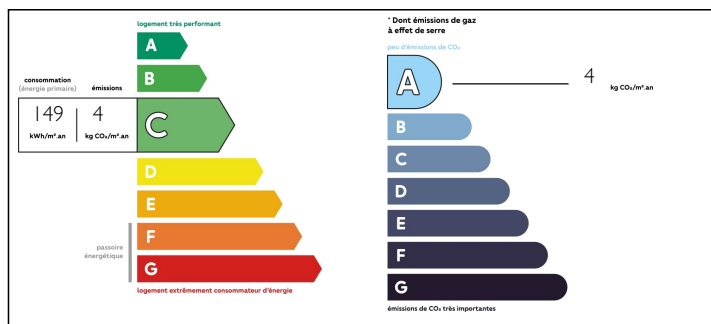
Town:	Villegly
Department:	Aude
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	20 m2

IN BRIEF

This well-presented modern bungalow has a large air-conditioned living / dining room with patio doors to the tiled terrace, 2 bedrooms, well-fitted kitchen, modern shower room, separate WC and plenty of storage. It is part of a gated development aimed at the over 55's, providing a peaceful environment with excellent shared facilities including a heated swimming pool and a club house for social events. The bungalow itself enjoys a good level of privacy, and the terrace is screened by carefully placed shrubs. There is an allocated parking space close to the property. The village has a good range of shops and services, including a popular bar/restaurant. Carcassonne is only a 10 minute drive away.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 1000 EUR

Taxe habitation: 1000 EUR

NOTES

DESCRIPTION

This is a great property which would work as either as a second home or as a hassle-free permanent residence. It is in move-in condition, with all the facilities of the development to hand. It benefits from double glazing throughout, air-conditioning, and electric radiators in the bedrooms for the cooler months. There are electric roller shutters on all windows.

You enter into the large living / dining room with patio doors to the terrace and access to the other rooms. The kitchen is bright and modern, with base and wall units and integrated oven and hob, with extractor over. Both bedrooms are double rooms, and the master bedroom has a built-in wardrobe. The rear corridor with large storage cupboards, leads to the WC with space for a washing machine, and to the shower room with walk-in shower, basin, heated towel rail and bidet.

Outside there is a tiled terrace with electric awning, and a storeroom for gardening equipment, bikes etc.

The on-site facilities include a heated outdoor swimming pool, clubhouse, gym, bouldrome and well-maintained gardens. There is a caretaker and events organiser to ensure the smooth running of the site, and bookable guest accommodation for visitors.

The village of Villegly, population 1200, lies about 10 minutes from Carcassonne. It has a selection of local shops, bakery, hairdresser, post office, a popular restaurant and a pizzeria. There is a retail park with a large Carrefour supermarket less than 10 minutes away. Carcassonne international airport is about 20 minutes away,...