

UNDER OFFER! VILLA IN CANAL VILLAGE WITH 2 BEDROOMS ON GROUND FLOOR AND PARENTAL SUITE UPSTAIRS

EXCLUSIVE



INFORMATION

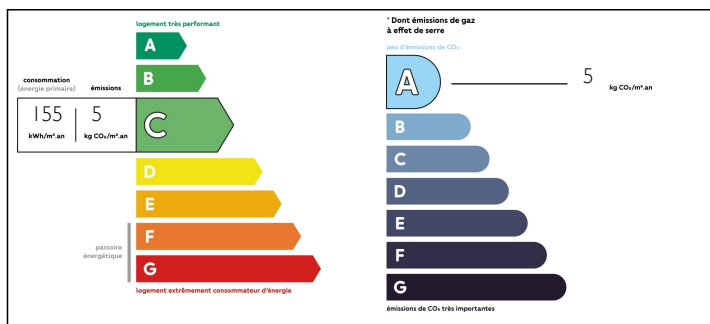
Town:	Argens-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	923 m2

IN BRIEF

Modern villa with light open-plan living area/kitchen and pantry , 2 bedrooms on ground floor with shared shower room and separate toilette. Separate parental suite upstairs, with private terrace and bath/shower room and dressing room. Attached garage and laundry room accessible from ground floor terrace.



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.



DESCRIPTION

This house gives the 'feel-good' vibe when you walk inside!

It is light and spacious, on a large, flat plot with a stunning swimming pool (8x4), surrounded by wooden decking and low maintenance Mediterranean garden.

The property is just a 1 km walk from Le Lac des Aiguilles, which is bordered by cliffs of geological interest and there are many hiking nature trails to discover. The village of Argens-Minervois is set on the banks of the Canal du Midi. All along the canal there is now a newly renovated cycling/ walking path, giving a safe and easy option for getting around the area. Argens has a boat port, café and 2 restaurants and a great boulangerie, offering a range of carefully hand-made breads and biscuits, made in a traditional wood burning oven.

Regional airports of Beziers and Carcassonne (45kms) and Montpellier (115kms). There are the large sandy beaches of Guissan and Narbonne (50kms) with many restaurants, open markets and shops.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1201 EUR

NOTES