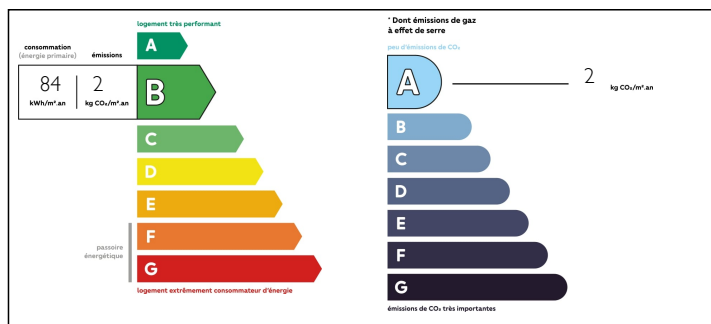


Fabulous newly renovated spacious canal-side property with four bedrooms, terrace and pool .

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

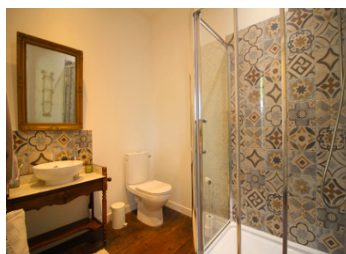
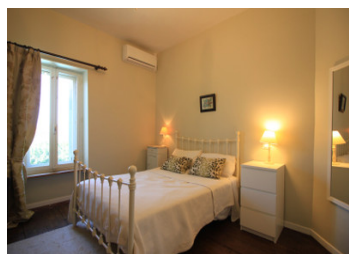
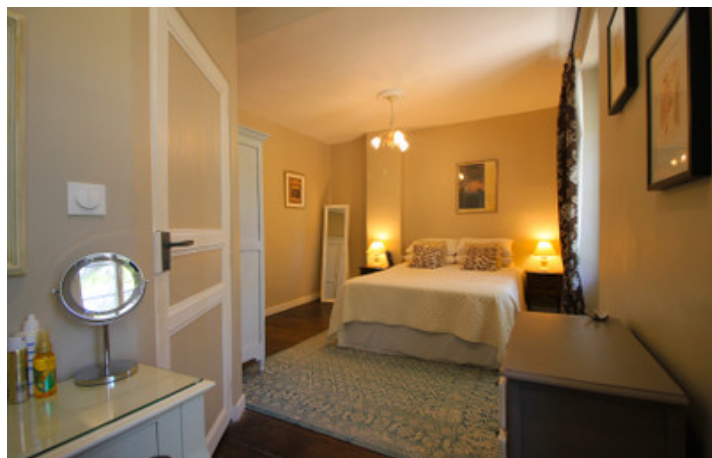
Town:	Sallèles-d'Aude
Department:	Aude
Bed:	4
Bath:	3
Floor:	143 m2
Plot Size:	90 m2

## IN BRIEF

Fabulous canal side property newly renovated situated in the popular village of Salleles D'aude just 14km from Narbonne. This comfortable home offers an entrance hallway, double glass doors opening onto a spacious lounge , bedroom 1 with canal views , shower room WC. Stairs down to the beautiful main living area with a brand new sleek fitted kitchen with integrated appliances, dining area , utility ,shower room . Luminous lounge with sliding patio doors leading onto the sun filled 90m2 courtyard with a brand-new kidney shaped heated pool . On the second floor you have the master bedroom with canal side view and ensuite shower room , two more good-sized bedrooms . This charming property is full of character and is just 2 mins walk to all amenities this popular village has to offer , 4 restaurants , 2 boulangeries , tabac/presse,vival ,large supermarket,...

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: 1200 EUR**

## NOTES

## DESCRIPTION

The property benefits from double glazing , reversible air conditioning electric shutters to most windows , brand-new electrics and plumbing

The Property in more detail:

Entrance hallway 8.64m2

lounge 21 m2

bedroom 1 9.82m2 canal views

toilet/shower room

Stairs to ground level

open-plan living space 42m2

fitted kitchen ,integrated dishwasher, oven , induction hob and extractor fan.

lounge area sliding doors onto terrasse

Utility room 3.70m2

Shower /wc 6.21m2

Stairs to first floor:

Hallway 3.51m2

Master bedroom 15.37m2

En suite shower room / 4.67m2

bedroom 3 9.36 m2

bedroom 4 9m2

Exterior terrace of 90m2 , with a brand new heated swimming pool kidney shaped swimming pool 8.4m x 4m

There are good transport links with flights to the Uk from Beziers (30 mins) and Montpellier (1hr 15 mins) Perpignan (55 min) Toulouse (1hr 45 min ) airports . The high speed train runs from Narbonne to Paris in 4hr and the Spanish border is just over 1hr drive

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