

UNDER OFFER : Ex-padre's village house with 2 sunny terraces and stunning views over canal du midi

EXCLUSIVE



INFORMATION

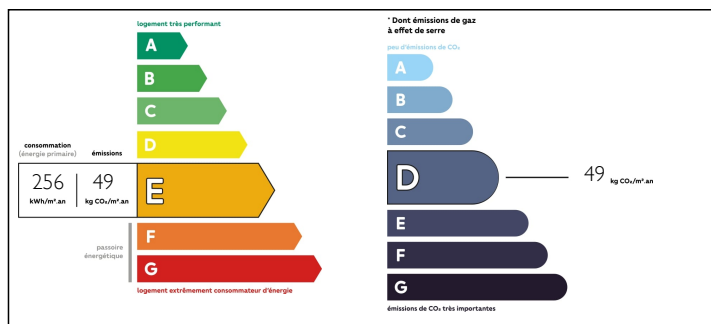
Town:	Roubia
Department:	Aude
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	56 m2

IN BRIEF

This old ex-padré's village house is renovated with exceptional style and grace. The property lies a stone's throw away from the banks of the Canal du Midi with its newly renovated cycle path, connecting many of the villages of the Minervois, along its stretch, enabling safe easy cycling between them. Large well equipped kitchen with beautiful wooden units. Spacious lounge with high ceilings, with double doors leading to a half-roofed terrace, providing precious shade during the hot summer months. 3 large bedrooms and shower room with toilet and wash basin, on first floor. Luxurious air-conditioned parental suite on the top floor with generous open-plan full bathroom, leading to its own private half-covered terrace, with stunning views over the Canal du Midi and beyond. On the ground floor there is a stairway giving access to a large basement (105m2) which extends under the entire floor area of the...

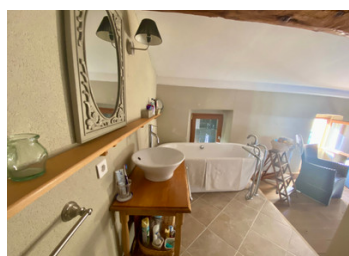


ENERGY - DPE



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: 2034 EUR

NOTES

DESCRIPTION

The double door entrance leads into a large high-ceiling hallway with a fully equipped kitchen, with gas hob, to the left and a utility and laundry area, with guest toilet and hand basin, to the right. The utility area leads out to the ground floor terrace (28m²), with its pretty fresco wall paintings, based on the originals found there.

The large salon, with double aspect windows, high ceiling, moldings and pretty ceiling rose, also leads out to this lovely terrace, through double doors, with views down to the canal.

On the first floor is one very large bedroom of 36m² above the salon, and 2 other bedrooms (15m² and 17m²) to the front of the house. There is a fully tiled shower room with toilet and hand basin to serve this floor.

On the second floor is the beautiful parental suite with air conditioning, a large open-plan bathroom having a bath, italian shower, toilet and basin unit. This suite opens out, through glass doors, to an enchanting, private roof terrace (28m²), where there is a sink and counter tops (possibility of creating a useful kitchenette.)

The views are to die for!

The house is heated with electric radiators (2 bedrooms) and oil fueled radiators in the rest of the house , except the top suite ,which has an air conditioning unit.

The basement has an earth floor and it holds the oil fuel storage tank. It can be accessed...