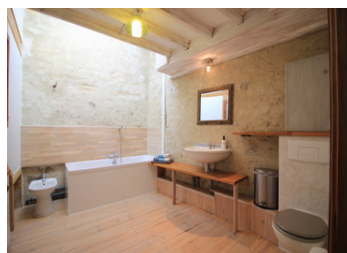


Fabulous barn conversion, garden, large courtyard and heated pool. Huge barn for further conversion.



INFORMATION

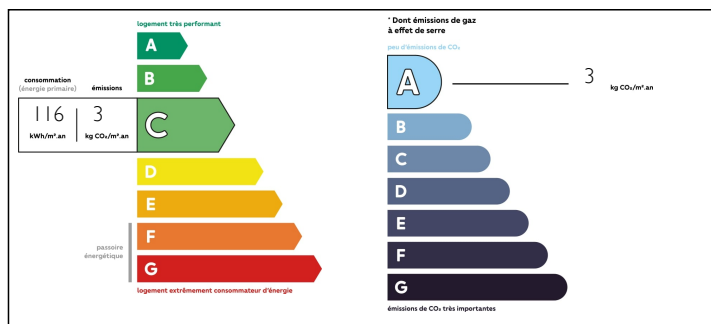
Town:	Ginestas
Department:	Aude
Bed:	5
Bath:	3
Floor:	170 m2
Plot Size:	600 m2



IN BRIEF

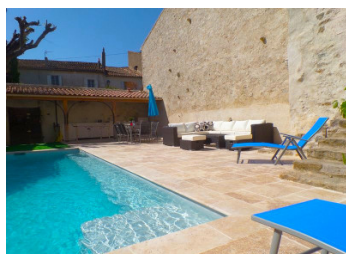
Enchanting barn conversion in Ginestas, featuring 178m2 of livable space exuding character with beams and stone walls. Enter a captivating 111m2 open-plan living area, complete with a vaulted ceiling, feature wood burning stove and a stylish, fully-equipped kitchen. This level includes a bedroom, family bathroom, and 2 shower rooms. An additional spacious room, ideal for further conversion, awaits. Stairs lead to two bedrooms, while a second staircase leads to two bedrooms with reduced ceiling height. A notable feature is the impressive 165m2 barn, offering versatile conversion options and business potential. Revel in the large private courtyard showcasing a fabulous heated pool and an outdoor kitchen, complemented by a front garden accessed through grand metal gates. All village amenities are conveniently within walking distance. Witness the allure of this exceptional property first-hand—come and explore! Full set of photos on request. Can be sold fully furnished.

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

Property Overview:

Reversible air conditioning
Double glazing
Stylish wood-burning stove
Main Floor:

Lounge/kitchen /dining area: 111m2
Bedroom 1: 17.88m2 with ensuite WC (1.76m2)
Family bathroom: 9.16m2
Shower room 1: 3.31m2
Shower room 2: 6m2
Toilet
Room for renovation: 36m2

Upstairs 1:

Bedroom 2: 10.46m2 (reduced ceiling height)
Bedroom 3: 13.67m2 (reduced ceiling height)

Upstairs 2:

Bedroom 4: 9.30m2 (reduced ceiling height)
Bedroom 5: 10.57m2 (reduced ceiling height)
Additional Features:

Large barn: 165m2 with electricity
Front garden: 250m2
Walled courtyard: 160m2
Summer kitchen
Heated pool: 8m x 4m

Location:
Village: Ginestas
Amenities: Four restaurants, boulangerie, bar/presse, post office, pharmacie, doctors
Proximity: 15km from Narbonne, 29km from Mediterranean beaches
Transport:

Airports: Beziers, Montpellier, Carcassonne, Perpignan, Toulouse
TGV: Narbonne to Paris in just over 4.15 hours

LOCAL TAXES

Taxe foncière: 3204 EUR

NOTES