

Spacious character village property , with two/three bedrooms and separate studio

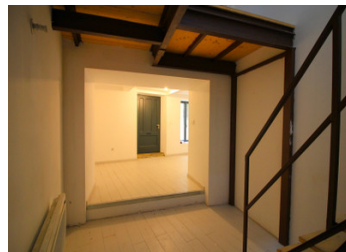


## INFORMATION

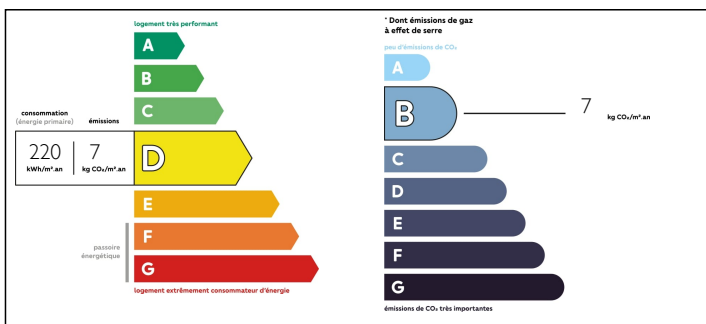
Town:	Ginestas
Department:	Aude
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	0 m2

## IN BRIEF

Experience the charm of this newly renovated and spacious loft-style village property, exuding character and located in calm surroundings of the popular village of Ginestas. Upon entry, you are welcomed by a reception room, leading to a wooden staircase that takes you to the first floor. Here, you'll find a generously sized kitchen and dining area boasting newly fitted units, an induction hob, and a fan. An archway leads to a second reception room, which could easily be converted into a third bedroom if desired. Ascend a feature metal spiral staircase to the second floor, where two luminous and spacious bedrooms await, accompanied by a separate WC and a modern shower room. Adding to the property's appeal is an independent room on the ground floor, spanning 20m2 and equipped with its own toilet and shower – an ideal space for guests or potential studio rental. Full set of photos on request...

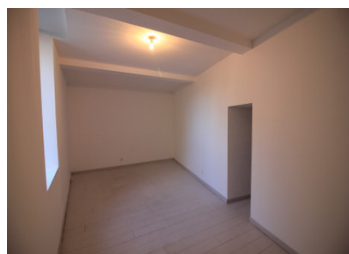


## ENERGY - DPE



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

Fully renovated in 2018, this well-maintained property boasts double glazing throughout, electric radiators, and reversible air conditioning on the first floor.

Situated just 16km from Narbonne and 35km from the pristine Mediterranean beaches, Ginestas Village offers the perfect blend of proximity and tranquility. With all essential amenities within walking distance, including four restaurants, a boulangerie, tabac, presse, epicerie, coiffure, and medical services, residents enjoy a convenient and vibrant lifestyle.

The region is well-connected with multiple airports offering flights to and from Montpellier, Beziers, Toulouse, Perignan, and Carcassonne. This accessibility makes Ginestas an ideal location for those seeking seamless travel options. Additionally, the high-speed TGV service from Narbonne to Paris completes the convenience, with a journey time of just over 4.5 hours. Explore the picturesque village life and coastal beauty while maintaining easy access to major transport hubs.

## LOCAL TAXES

**Taxe foncière: 600 EUR**

## NOTES

Measurements:

Entree :reception Room: 16.28m<sup>2</sup> + 6.98m<sup>2</sup>

1st Floor:

Kitchen/Dining Room: 21.23m<sup>2</sup>

Lounge: 16.22m<sup>2</sup>

Hallway: 5.44m<sup>2</sup>

WC: 1.54m<sup>2</sup>

Bathroom: 5.86m<sup>2</sup>

Bedroom 1: 11.83m<sup>2</sup>

Bedroom 2: 16.24m<sup>2</sup>

Separate Room: 19.96m<sup>2</sup>

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Information about risks to which this property is