

Character village property with courtyard for renovation plus second attached two bedroom house

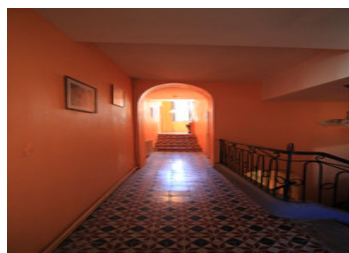


INFORMATION

Town:	Ginestas
Department:	Aude
Bed:	5
Bath:	3
Floor:	248 m2
Plot Size:	54 m2

IN BRIEF

Large stone character village house of 184m2 for renovation with a second smaller house. Situated in the popular village of Ginestas. The main house has huge potential to make a fabulous home. On entering it you have a long hallway with original ceramic tiles, large lounge 29m2 with two sets of double windows and the original marble fireplace, dining room and separate kitchen. WC. Ornate stone stairs lead up to the first floor where you have four good size bedrooms, shower room and family bathroom. The attic floor above can be easily converted into further accommodation. The house also has the benefit of a good-sized courtyard of 52m2. The second house, of 64m2, was originally a village shop. It has a lounge/ dining area, small kitchen,wc. Stairs to first floor with a shower room and two small single bedrooms, which could be reconfigured into one large one. A fantastic project. Full set of photos, further details and measurements...

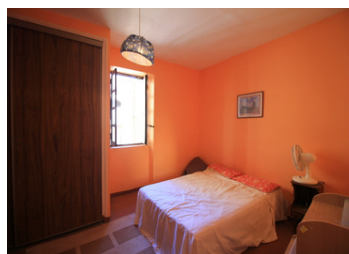


ENERGY - DPE



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

Ginestas is a vibrant friendly village, which has three restaurants, tapas bar, bank, boulangerie épicerie, tabac, coiffure, doctors and weekly market.

Well placed to enjoy this fabulous region with the Canal du Midi just 2km away at the tourist village of Le Somail, the Roman town of Narbonne 16km and the Mediterranean beaches 35km.

The area is well connected for travel options with flights from Beziers, Montpellier, Perpignan, Carcassonne and Toulouse airports.

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

LOCAL TAXES

Taxe foncière: 1395 EUR

NOTES