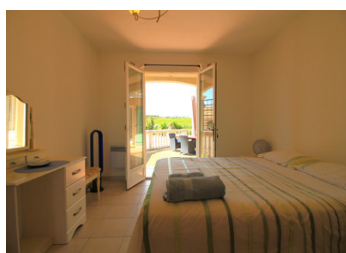
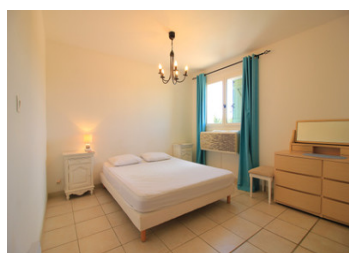


Fabulous location for this superb 5-bedroom villa with pool and large gardens and views.



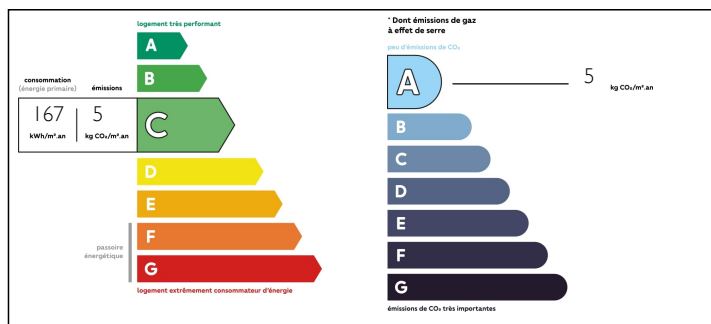
INFORMATION

Town:	Boutenac
Department:	Aude
Bed:	5
Bath:	6
Floor:	175 m2
Plot Size:	2577 m2

IN BRIEF

Beautiful spacious 5 bedroom, six bathroom villa with fabulous mediterranean gardens large pool and terrace, situated in a calm location in the Corbieres Vineyards. On entering the property you have a hallway leading into fully equipped good size kitchen , a luminous lounge/ dining area with two sets of patio doors opening onto the outside terrace, three ground floor bedrooms with ensuite shower rooms plus 3rd shower room , 1 utility room 1 office .Upstairs you have two further ensuite bedrooms . The real gem is the outside area with decked terrace and views over the superb Mediterranean gardens , with numerous olive and palm trees and onto the vineyards beyond, plus a 9 x 5 swimming pool and large terrace area . The property benefits from double glazing , tiled flooring throughout, reversible air conditioning and electric heating plus off-road parking . Full file...

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: 2031 EUR

NOTES

DESCRIPTION

The villa is situated in a small hamlet close to the village of Boutenac and just 8km to the town of Lezignan Corbieres for all amenities and 20km to the Roman town of Narbonne and 35km to the Mediterranean Beaches

Measurements:

Entrance Hall way 9.99m2

Lounge 35.88m2

Kitchen 20.16m2

Bedroom 1 10.33m2 + ensuite bathroom 3.42m2

Bedroom 2 13.97m2 + dressing room 2.48m2 + ensuite bathroom 3.78m2

Bedroom 3 12.29m2 plus ensuite shower room 3.57m2

Toilet+shower room 3.39m2

Office 5.12m2

Hall 3.27m2

Utility room 5.95m2

1st Floor

Hallway 3.53m2

Bedroom 4 7.70m2+ bathroom 4.27m2

Bedroom 5 16.09m2+ bathroom 5.50m2.

Outside decked terrace, 48.m2

Pool 9.m2 X 4.20m2

Terrace 190m2

workshop 12.96m2

Total plot size 2577m2

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