

Delightful 3/4-bed house with courtyard garden and garage in a sought-after village near Narbonne and the sea.



INFORMATION

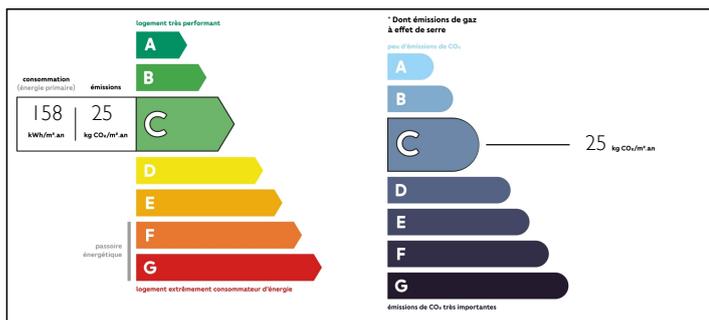
Town:	Ginestas
Department:	Aude
Bed:	4
Bath:	1
Floor:	110 m ²
Plot Size:	52 m ²



IN BRIEF

A terraced stone house with a super, manageable outside area, shaded by an olive tree, lots of climbing plants and other greenery. A really spacious garage/workshop area and a centrally-heated house with a wood burning stove insert in the living room. Its position is very quiet, although very close to the village centre with its restaurants, wine bar, café, bank, news agency and post office.

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

The house can be entered through the light and airy kitchen/dining room, with its spacious and smart white units, or by the garage and storage area. Behind the kitchen, on the south side, is the living room with its woodburning stove insert and double doors to the garden and its lovely dining area under the olive tree.

The house is centrally heated by town gas and completely double-glazed. In the courtyard garden is a roofed area for storage, or to sit when it is very sunny. There is a well also, useful for watering the garden. In the storage area behind the garage is a WC.

On the first floor there are three bedrooms, and a very large dressing room (one could also alter this to make a fourth bedroom if required.) There is a shower room with WC and an Italian-style shower.

The village is well-situated near supermarkets, and transport routes, and has its own bakery, café, restaurants, wine bar and village shop, post office etc. It is 16 km from Narbonne, 34 km from Béziers, 34 km from the sea, 48 km from Carcassonne, 14 km from Olonzac or Lézignan-Corbières, 4 km from the supermarkets at St Marcel sur Aude, and 109 km (an hour and a quarter) from Spain.

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

LOCAL TAXES

Taxe foncière: 1161 EUR

NOTES