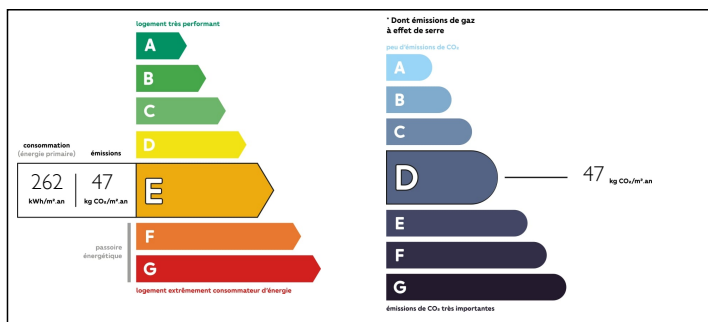


Fabulous location for this 5-bedroom villa , separate gite, large gardens , garages, pool and tennis court

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Argeliers
Department:	Aude
Bed:	5
Bath:	3
Floor:	179 m2
Plot Size:	7535 m2

IN BRIEF

Explore an exceptional opportunity to own a 5-bedroom villa with a one-bedroom gite, ideally located just 500m from the picturesque Canal du Midi near the popular village of Argeliers,. Situated on a plot of 7535 m2, this property boasts a main house of 179m2 , four reception rooms, a fitted kitchen, dining area, and five bedrooms, including a master bedroom with ensuite on the first floor, accompanied by a small box room. Additionally, an independent one-bedroom gite with a shower room and fitted kitchen offers a perfect rental option. The stunning gardens, featuring mature trees , showcase a full-size tennis court and a 10mx4m tiled pool. An additional parcel of land behind the property adds further potential. While the house requires renovation, envision transforming it into a captivating family home with lucrative rental potential. This unique offering seamlessly combines lifestyle, tranquillity, and investment in an idyllic location, come and discover...

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: 2644 EUR

Taxe habitation: 1919 EUR

NOTES

DESCRIPTION

The property features fuel heating and reversible air conditioning in some rooms, a fosse septique, a well, and an automatic watering system for the garden.

Property details:

Entrance:
 Reception room with fireplace: 15.02m²
 Lounge 2: 12.68m³
 Games room: 21.05m²
 Dining area: 10.04m²
 Fitted kitchen/dining area: 24.75m²
 Covered terrace: 15.69m²
 Bedroom 1: 9.69m²
 Shower room
 WC
 Hallway: 2.24m²
 Bedroom 2: 10.63m²
 Bedroom 3: 18.59m²
 Shower room: 2.77m²
 Bedroom 4: 10.06m²
 First floor:

Bedroom 5: 14.93m²
 Shower room: 4.20m²
 Box room: 4.86m²

Separate outbuilding with:

Gite: 20.22m²
 Fitted kitchen: 7.11m²
 Bedroom: 9.78m²
 Shower room: 3.33m²
 2 garages

Argeliers is a popular village on the Canal du Midi, offering a boulangerie/café, Vival general store, tabac, restaurant, pizzeria, pharmacy, and supermarket. Well-placed to enjoy this dynamic region, with Narbonne at 18km, Carcassonne at 50km, and the Mediterranean beaches at 34km.

The area is well served for transport links with UK flights from