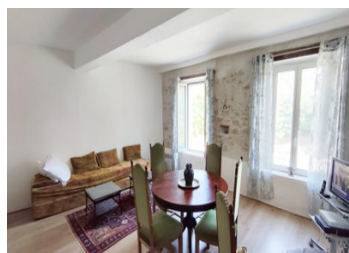
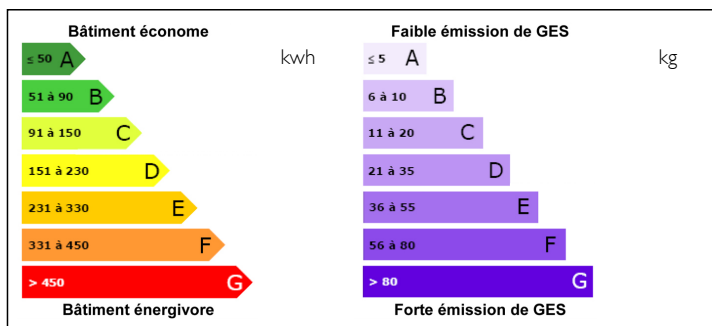


Large house with beautiful view on the Canal du Midi



ENERGY - DPE



INFORMATION

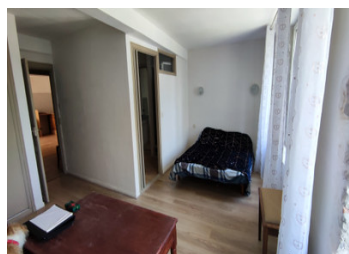
Town:	Trèbes
Department:	Aude
Bed:	2
Bath:	3
Floor:	90 m2
Plot Size:	0 m2

IN BRIEF

Large house with beautiful view on the Canal du Midi. Sole agency.

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

Large house with a beautiful view on the Canal du Midi in Trèbes. Close to shops and restaurants. The house is on 4 levels, 2 of which are the living space.

On the ground floor there is a large garage that can easily hold two cars.

On the first floor there is a living room with a view of the Canal du Midi, and a large kitchen with a direct exit to the back of the house where there is a small parking space. On the same level you will also find a small shower room with toilet.

On the second floor there are two very large bedrooms of 28 and 20 m², each with its own shower room with WC.

On the top floor there is a huge space under the roof which can be used as a living area or as a roof terrace.

PVC windows throughout.

LOCAL TAXES

Taxe foncière: 1067 EUR

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

NOTES