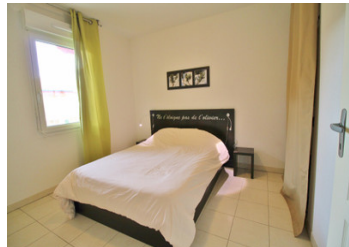


Apartment with 2 bedrooms in the Chateau du Jouarres holiday residence with pool in Azille/Homps.



## INFORMATION

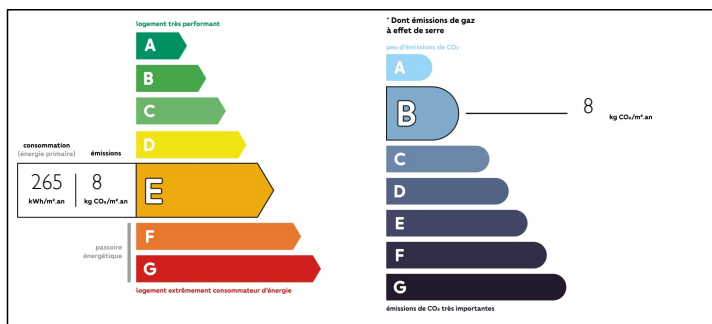
Town:	Azille
Department:	Aude
Bed:	2
Bath:	1
Floor:	45.19 m2
Outside Space:	16 m2



## IN BRIEF

This is a wonderful apartment to come and enjoy the Chateau du Jouarres residence and all its facilities, in the South of France. The swimming lake "Lac du Jouarres" and famous Canal du Midi are nearby. Own a fantastic apartment in this residence for your own holidays and receive rental income for the rest of the time. Low outgoings can be covered by your rental return with a problem-free second home in the south of France.

## 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

This residence has an on site Manager. The apartment has 1 bedroom, bathroom, combined kitchen and living area and a mezzanine bedroom. There is a good sized terrace (16m<sup>2</sup>) overlooking the surrounding countryside.

The complex has a large L shaped outdoor swimming pool and paddling pool for children, with surrounds equipped with deckchairs available for use.

A snack-bar is located by the pool (summer holidays only).

BBQ area available

Laundry room with coin operated washing machine and dryer

Free parking with door code entrance

Bicycle storage

Extra things to enjoy:

Children club from 5 to 12 years old, open Monday to Friday from 3 pm to 6 pm (summer holidays only).

Free Wifi in communal areas, Lending of books and games at reception, Petanque, Table-Tennis, Bouncy castle for children, Woodland fitness trail with marked route, Breakfast can be available upon request enquiries at reception.

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

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## LOCAL TAXES

**Taxe foncière: 650 EUR**

**Taxe habitation: 600 EUR**

## NOTES