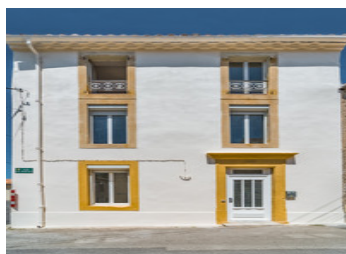


Beautifully renovated light and bright village house with 4 bedrooms and 2 shower rooms in Argens-Minervois



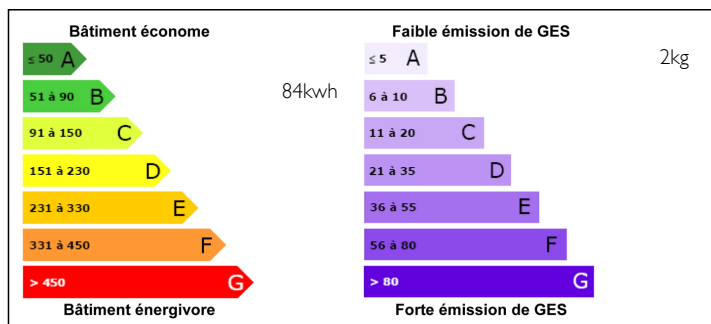
## INFORMATION

Town:	Argens-Minervois
Department:	Aude
Bed:	4
Bath:	2
Floor:	83 m2
Plot Size:	0 m2

## IN BRIEF

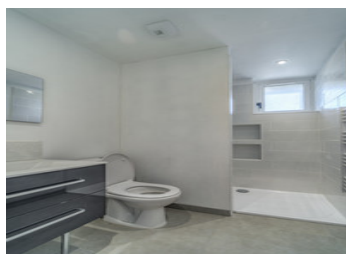
This is a pretty light, bright, newly renovated 4 bedroomed home in a beautiful corner of the Aude. The house is 600m walk from Le Lac des Aiguilles, which is bordered by cliffs of geological interest and there are many hiking nature trails to discover. The village of Argens-Minervois is set on the banks of the Canal du Midi. All along the canal there is now a newly renovated cycling/ walking path, giving a safe and easy option for getting around the area. Argens has a boat port, café and 2 restaurants. Regional airports of Beziers and Carcassonne (45kms) and Montpellier (115kms). There are the large sandy beaches of Guissan and Narbonne (50kms) with many restaurants, open markets and shops.

## 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 is a low- maintenance, extremely well-insulated house that would serve very well as either a holiday home or permanent home and is situated in one of the cutest villages on the Canal du Midi. It is on 3 levels.

On the ground floor is a light open-plan, fitted kitchen and lounge area of 28m<sup>2</sup>.

The central, curved staircase leads up to the first floor where there are two bedrooms of 9m<sup>2</sup> and 10m<sup>2</sup> with a shower room with basin and WC.

On the second floor there are two more bedrooms of 9,3m<sup>2</sup> and 10m<sup>2</sup> with internal shutters, also with a shower room with basin and WC.

The ground floor and first floor are fitted with external electric roller shutters.

## LOCAL TAXES

**Taxe foncière: 600 EUR**

## NOTES