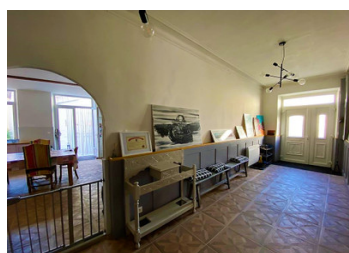


COMPROMIS DE VENTE SIGNED Spacious, bright village house with courtyard and 30m2 terrace. 5 beds, 2 baths



INFORMATION

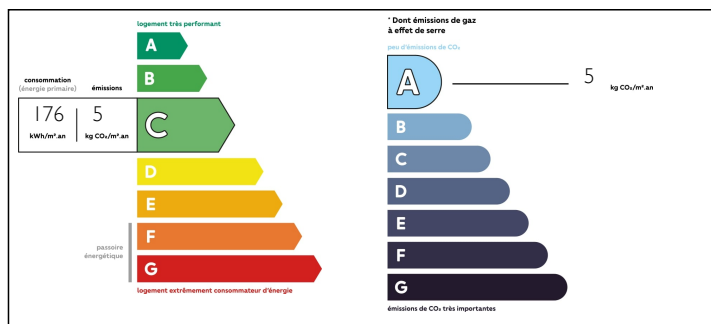
Town:	Roubia
Department:	Aude
Bed:	5
Bath:	2
Floor:	259 m2
Plot Size:	35 m2



IN BRIEF

A spacious, large, family home in the vibrant village of Roubia, on the banks of the Canal du Midi, in the "Corbières et Minervois" region. The house is on 3 levels with a large open-plan, fully equipped kitchen/dining room and sitting room and guest toilet, 5 bedrooms and 2 bathrooms and a separate suite with its own kitchenette which could be used as an office. On the first floor is a large sunny private terrace. Situated in the heart of the old village, this house is close to all amenities (Lezignan 10kms, Narbonne 20kms, Carcassonne(airport) 45kms, Béziers (airport) 50kms,) beaches (40kms) and mountains (the Pyrenees and Montagnes Noires). Spain is less than 2 hours away by car. The nearest railway stations are Lezignan-Corbières and Narbonne. The Canal du Midi cycling/ pedestrian path has recently been renovated and allows for safe and easy non-motorised passage between all the villages on...

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.



LOCAL TAXES

Taxe foncière: 1356 EUR

NOTES

DESCRIPTION

This is a very light, open house with large hallways on each floor, lending itself to a very adaptable lifestyle for all the family.

Ground floor.

The house has a large entrance hall with a staircase at the end. A large fully fitted kitchen with open-plan dining area, guest toilet, small private, sunny courtyard and sitting/family room leads off the hall to one side. On the other side is a large sitting room with a bar and work/hobby space.

First floor.

3 bedrooms with a full family bathroom and an office or dressing room off one of the bedrooms. Also on this floor is the large 30m² private, south-facing terrace.

Second floor.

2 large bedrooms and a self-contained suite with bathroom and kitchenette, which could be used as an office, teenage TV bonus room or hobby room.

The village of Roubia is on the banks of the Canal du Midi and it has 2 restaurants, one having a bar and small supermarket, a nursery school and post office.,

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