

Character two bedroom house with a roof terrace in the popular village of Argeliers

EXCLUSIVE



## INFORMATION

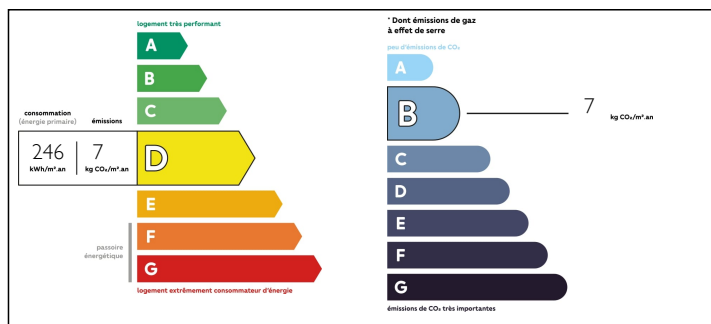
Town:	Argeliers
Department:	Aude
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	21 m2

## IN BRIEF

This character village house of 80m2 offers a decent size for its location. At first when you enter you are greeted by its cosy lounge /living area 15m2 that makes you feel right at home with its efficient wood burner. The fitted kitchen /dining area is just a step away with gas hob ,electric oven dishwasher and fridge /freezer. Upstairs has a bedroom and a guest room, modern shower room plus a useful mezzanine area under the stairs which could be used as an office space or snug area. Stairs up to the top floor where you have a summer kitchen and door leading onto a wonderful private roof terrace of 21m2 perfect for outside dining and relaxing. This house comes fully furnished and benefits from double glazing throughout, wooden shutters and tiled floors. A perfect holiday home in this popular village. Argeliers has all amenities...



## 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

80m2 approx. habitable space  
Lounge 15m2 with wood burner  
Fitted kitchen /dining area 11.91m2  
Bedroom 1 /office 8.15m2  
Shower room 5m2  
Bedroom 2 10.76m2  
Office /snug area 11.00m2  
Mezzanine/summer kitchen 9.57m2  
Roof terrace 21m2.

Argeliers is a popular village on the Canal du Midi with boulangerie/café, Vival gerneal store, tabac, restaurant, pizzeria, pharmacy and supermarket.

The area is well served for transport links with UK flights from  
Beziers 45km, Perpignan 83km, Montpellier 102km, Carcassonne, 60km and  
Toulouse Airports 155km. The TGV form Narbonne to Paris in 4.15hr.

## LOCAL TAXES

**Taxe foncière: 510 EUR**

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

## NOTES