

Charming 2-Storey Home with a Mature Garden + Swimming Pool Located in a Canal Village in the South of France



INFORMATION

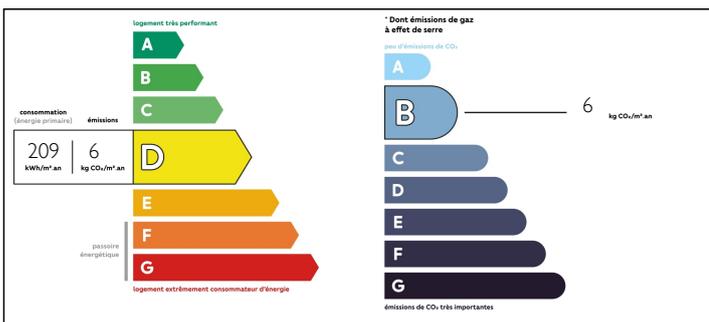
Town:	Paraza
Department:	Aude
Bed:	3
Bath:	3
Floor:	140 m ²
Plot Size:	1560 m ²



IN BRIEF

On the border of the L'Hérault and Aude, located in the stunning canal village of Paraza in the Minervois wine region, you'll find this charming 2-Storey Character Property with 3 bedrooms featuring a picturesque view of the Château of Paraza, a beautiful and mature garden (1560m²) with a sun-drenched heated swimming pool (12x6m), a fruit orchard, a pétanque (boules) court, and several (3) terraces for relaxing with a glass of local rosé

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

The main house features a gorgeous entrance hall, a recently remodeled kitchen leading to the west terrace, a spacious living room and a dining room bathed in natural light with direct access to the south-facing terrace. Also on the ground floor, there is a utility room with a separate WC.

There are 3 bedrooms, (1 on the ground floor) each with a private ensuite bathroom, designed for convenience. What's so great about the other 2 bedrooms is that each has its own private stairway to the top floor making this a perfect home for having guests or even as a small B&B.

This postcard-perfect village has everything from a convenience store, a bar, a café, and restaurants all just a stone's throw away on foot from the house.

If you are looking for somewhere with a perfect Mediterranean climate for year-round living or even a lock-up-and-leave property for the holidays, this home is move-in ready and perfectly-priced. Most of the furniture is even negotiable, giving you the option to arrive with just your suitcases on day one and your bottle of Champagne to celebrate your new life in the South of France!

There is an épicerie/cafe and restaurant/snack bar in the village. The cave of the chateau now opens as a wine bar and has art exhibitions.

The village is 17 km from Narbonne, 36 km from Béziers, 42 km from Carcassonne, 38 km from the sea, 5 km...

LOCAL TAXES

Taxe foncière: 1529 EUR

NOTES