

Ideal holiday home and/or investment! Apartment in residence with terrace. 5mn from the Canal du Midi.

EXCLUSIVE



## INFORMATION

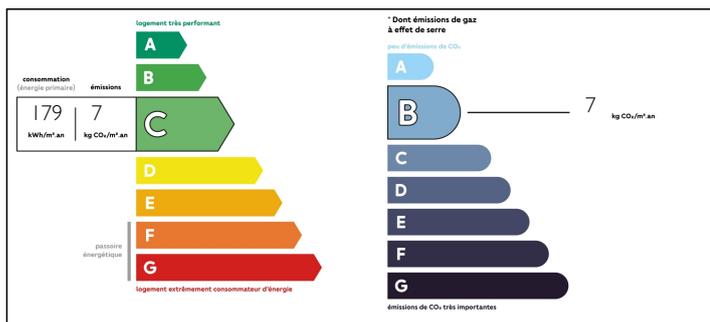
Town:	Azille
Department:	Aude
Bed:	4
Bath:	2
Floor:	70 m2
Outside Space:	18 m2

## IN BRIEF

Apartment for sale - 4 bedrooms - Terrace with view - 5mn from the Canal du Midi with all amenities.

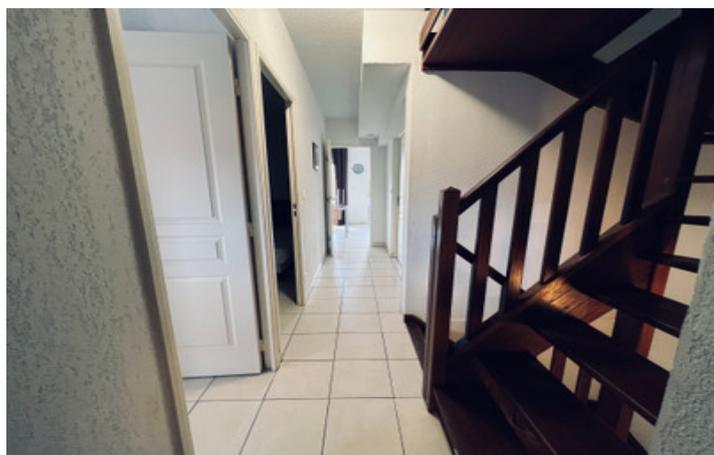


## ENERGY - DPE



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

Located in the beautiful tourist residence of Jouarres, 30 minutes from Narbonne and 30 minutes from Carcassonne, discover this apartment of about 70m2 that can accommodate up to 8 people.

On the ground floor, an entrance.

On the first floor you will find 3 bedrooms with bathroom and shower room, separate toilet, a large living room opening onto the terrace of about 18m2 with a breathtaking view over the vineyards, and a children's area with bunk beds.

The property is sold fully furnished.

The advantages:

- No work to be done
- Secure access to the residence
- Residence with swimming pool, parking, bar/restaurant, games for children, stadium, activities during the summer...
- Water and electricity included in the co-ownership charges

This real estate property concerns 1 main lot located in a condominium forming 110 lots in total and not subject to any ongoing procedure and with an amount of charges of approximately 2000 € per year paid by the seller.

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Co-owned building of 104 units  
Provisional annual charges: 1600€

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

## LOCAL TAXES

**Taxe foncière: 1050 EUR**

## NOTES