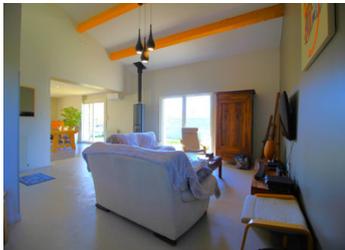


Spacious villa 150m2 with three/four bedrooms , garage and gardens in the popular village of Ginestas.



INFORMATION

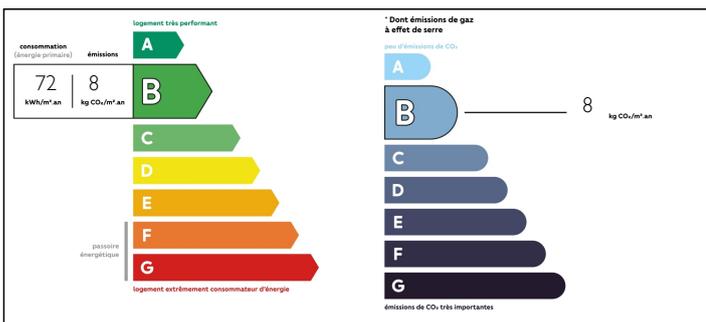
Town:	Ginestas
Department:	Aude
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	1500 m2



IN BRIEF

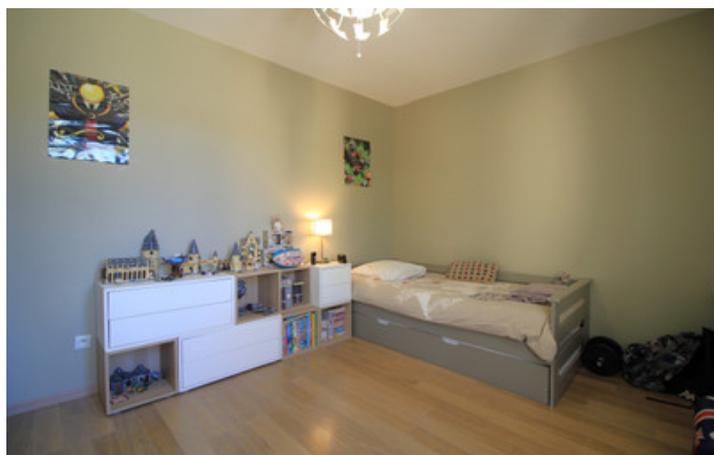
Situated in the popular village of Ginestas in a calm and scenic location this large villa of 150m2 offers an open plan luminous living area with cathedral ceiling ,wood burner and elegant fitted kitchen . Hallway leads to 3 double bedrooms , one with shower room ,dressing room/bedroom 4 , shower room , WC, storage cupboard. Outside you have good size gardens entirely fenced that surround the property, terrasse ,well, garage and easy parking . The property is in excellent order with double glazing, gas central heating, wood burner, reversible air conditioning in main living area ,new roof in 2017. Ginestas is a popular village with all amenities in walking distance, boulangerie ,presse/epiciere,bank,restaurants and schools. Visit highly recommended more photos on request

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 property in more detail:

Lounge with vaulted ceiling patio doors onto terrace
33.6m²

Kitchen with white units 43m²

Hallway 7.49m²

WC 2.14m²

Storage cupboard 3.13m²

Bedroom 1 14.12m² including shower and sink

Bedroom 2 12.44m²

Bedroom 3 14.46m²

Bedroom 4 /dressing room 10.18m²

Bathroom with Italian shower, double sink ,WC
6.39m²

Garage 20m²

Gardens 1500m²

The area is well served with transport links with flights from Beziers, Carcassonne, Perpignan, Toulouse and Montpellier.

The TGV runs from Narbonne to Paris in just over 4.14hr

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

LOCAL TAXES

Taxe foncière: 1700 EUR

NOTES