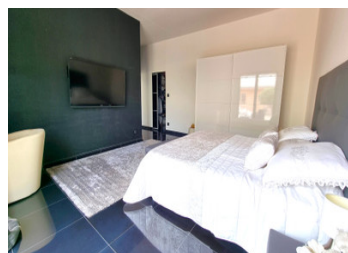
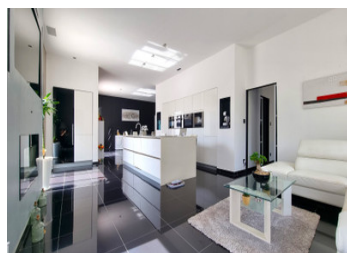


Beautiful Californian style villa of 194m2 with garden, pool, garden in a calm location



INFORMATION

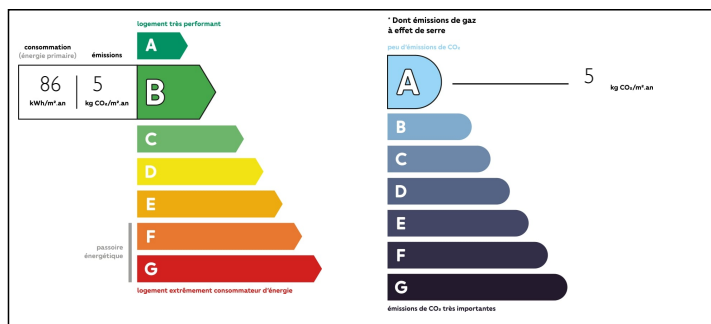
Town:	Argeliers
Department:	Aude
Bed:	3
Bath:	3
Floor:	194 m2
Plot Size:	1375 m2



IN BRIEF

Fabulous contemporary style villa situated on a plot of 1375m2 in the popular village of Argeliers . This beautifully presented property built in 2014 offers a spacious luminous living room of 88m2 with high ceilings ,integrated modern sleek fully equipped kitchen with central island. Three large ensuite bedrooms with Italian style shower rooms.The stunning landscaped garden is full of Mediterranean plants and trees, plus you have a beautiful 11m length salt water swimming pool with a waterfall. You also have a 25m2 garage and plenty of parking .The property benefits from reversible air conditioning , solar panels for resale ,thermodynamic boiler, water softener ,alarm system and home automation system. The property can be sold fully furnished . A truly stunning property in a calm location , come and visit !!

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

Argeliers is a popular village on the Canal du Midi with boulangerie/café, Vival general store, tabac, restaurant, pizzeria, pharmacy and supermarket. The larger city of Narbonne is 20km and Med beaches 35km

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 from Narbonne to Paris in 4.15hr.

LOCAL TAXES

Taxe foncière: 3800 EUR

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

NOTES