

UNDER OFFER Spacious 2/3 bedroom house with terrace, in a charming canal-side village.

EXCLUSIVE



INFORMATION

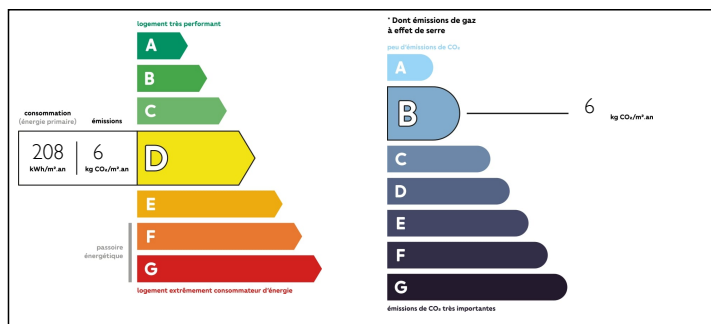
Town:	Paraza
Department:	Aude
Bed:	3
Bath:	1
Floor:	91.4 m2
Plot Size:	9 m2

IN BRIEF

This lovely house is in a very popular village with amenities near Narbonne, Lézignan-Corbières and Olonzac, set next to the Canal du Midi and claiming the distinction of being the location of the grand wine château where Pierre-Paul Riquet, the Canal's creator, lived for many years.

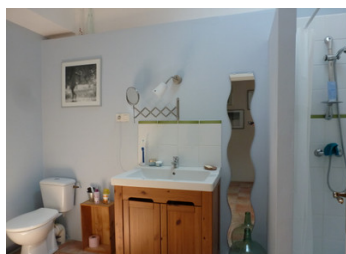


ENERGY - DPE



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 whole of the ground floor has terracotta style floor tiling.

The front door, flanked by a climbing rose bush, gives access to a lobby from this delightful street, leading into the south-west facing living area of 21m², with exposed timber beams, a shelf alcove and a lovely ambiance.

A wide passage has storage areas, including one made from a former wine vat. The dining/kitchen of 14m² has a window out to a courtyard, again exposed beams and alcoves, and unfitted kitchen units with light green and white tiling.

Stairs lead up to the first floor where there is a very light, large bedroom of 22m² with exposed beams. There is a second bedroom of 11m² with timber floorboards, and a spacious, very light, shower room of 6.6m². A second stair in terracotta and wood leads up past a large storage shelf to a living area, study or bedroom of almost 10m², with exposed beams, exposed stone and large glazed doors, to a 9m² terrace.

The house has electric heating.

There is an épicerie/cafe and restaurant/snack bar in the village; the cave of the château 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, 35 km from the sea, 5 km from Ginestas, 9km from Lézignan and 11km from Olonzac, and 115 km from Spain (an hour and a quarter).

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe foncière: 420 EUR

NOTES