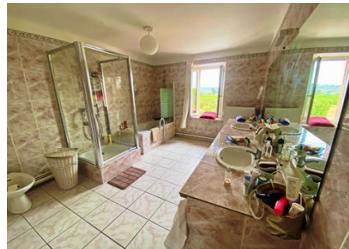


Spacious 5 bedroom house with lovely views, near the Canal du Midi with a 2 bedroom apartment on ground floor



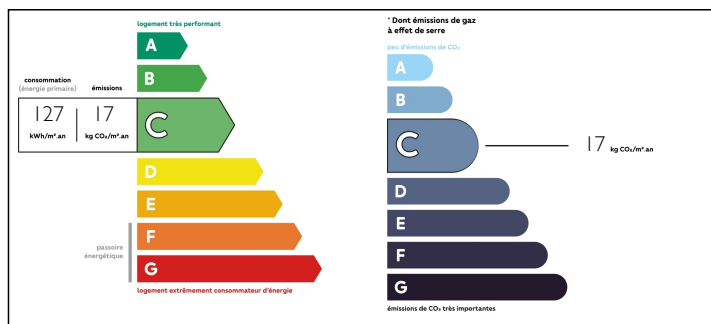
INFORMATION

Town:	Homps
Department:	Aude
Bed:	7
Bath:	2
Floor:	300 m2
Plot Size:	75 m2

IN BRIEF

This house is over 3 floors , with a separate 2 bedroomed apartment on the ground floor, which has its own courtyard garden. The apartment has separate electricity and water meters. The main house : On the first floor there is an open-plan living area at the front of the house of 45m2 (could be a yoga or pilates and gym area) and a kitchen , toilet / utility room and sitting room towards the back of the house, with a wide corridor leading to a door to the 16m2 terrace, which looks out on to the courtyard garden below. On the second floor, there are 5 very spacious bedrooms with a large bathroom. On the ground floor, the entrance door to the building leads to 2 doors, one going to the apartment and the other to the house upstairs. There is also a large storage room just inside the...

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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.



LOCAL TAXES

Taxe foncière: 2041 EUR

NOTES

DESCRIPTION

Ground floor:

The apartment entrance door is just inside the main entrance hall to the property. It has 2 bedrooms of 12 and 14m², a bathroom with bath/shower and basin and toilet. The passage leads down to a dining/sitting room and adjoining kitchen with doors going to the courtyard garden from both the passage and the kitchen.

Main House: Stairs lead up to the first floor, from the storage room on the ground floor. The first floor has a large open-plan living area and a passage leads to a utility room with a toilet and basin and to a large separate sitting room on one side of the passage and a kitchen on the other (the kitchen has a gas hob). At the end of the passage there is a door, opening on to the terrace, overlooking the courtyard garden and countryside.

The second floor has 5 large bedrooms (18 -20m²) and a spacious bath and shower room of 15m². At the end of the passage is a ladder going up to the attic which could be converted into a further living space or roof terrace.

The house is heated with radiators, controlled by a Dietrich gas boiler, which is run on village gas. The windows and outside doors are double glazed and there are wooden window shutters.

The village of Homps lies on the famous Canal du Midi and has several restaurants located on its banks. There is a boat port, from where...