

Cute and compact village house over 3 floors with 2 bedrooms and one bathroom. Roof terrace with amazing views



INFORMATION

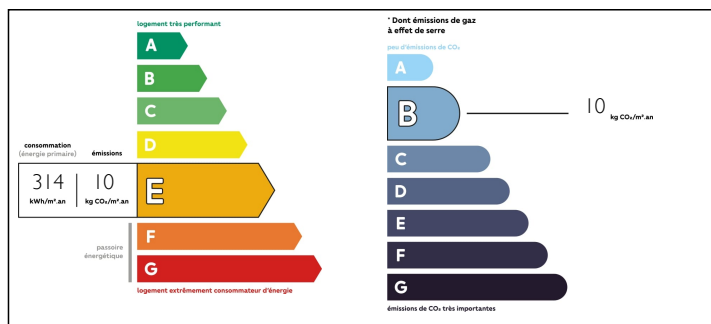
Town:	Paraza
Department:	Aude
Bed:	2
Bath:	1
Floor:	86.5 m2
Plot Size:	15 m2

IN BRIEF

Although this is a village house, it is on the outskirts of the old village and so is not hemmed-in by other properties, so it is light and bright with amazing views overlooking the Canal du Midi, towards Ventenac -en -Minervois. Entrance hall has a storage and laundry room with washing machine connection. Stairs lead up to the first floor. On the first floor are two large bedrooms of 12 and 14m2, a large shower room with double basins and toilet and a small sitting room/office area off the landing. Wooden stairs lead up to second floor where there is the living area with fully equipped kitchen and woodburner. 2 sets of double glass doors lead out onto the pretty, private roof terrace with amazing views and a closed storage area to the side.



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.



LOCAL TAXES

Taxe foncière: 868 EUR

NOTES

DESCRIPTION

Since the port area and canal promenade were totally refurbished 3 years ago, the village of Paraza has become a very popular stop for the holiday rental canal boats. There are 3 restaurants along this promenade/port section, making it ideal for boat tourists to hop off their boats and have a meal. The canal cycle path is newly renovated and allows safe, traffic free access to all the villages along the canal. The village has a large delicatessen/coffee shop/bar too.

Lezignan is the large town, only 10kms away , with all amenities and the nearest train station
Narbonne is 25kms, with its weekly outdoor market and the famous Les Halles indoor daily market
Regional airports: Beziers 65kms
Carcassonne 55kms
Montpellier 115kms
Toulouse International airport 150kms

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