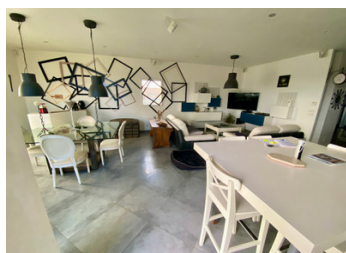
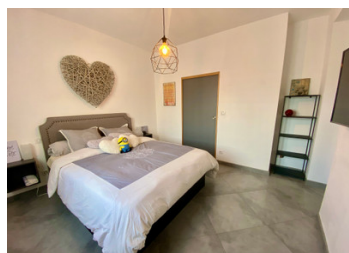
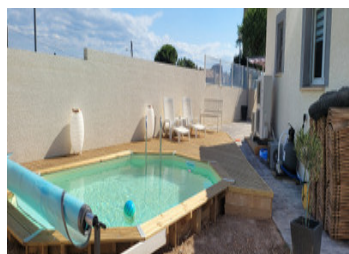


Striking modern house on one level, industrial look. 4 bedrooms, 2 bathrooms, sauna, pool, jacuzzi, garden



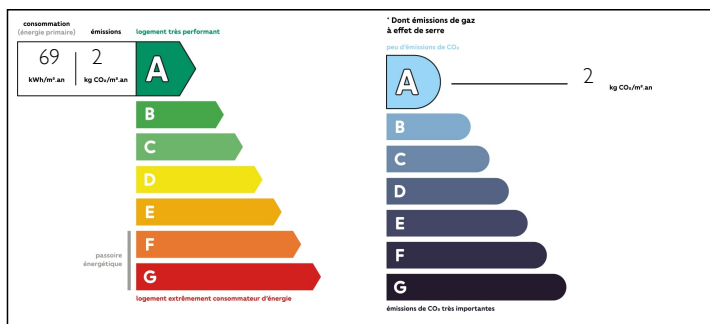
INFORMATION

Town:	Aigues-Vives
Department:	Aude
Bed:	4
Bath:	2
Floor:	189 m2
Plot Size:	621 m2

IN BRIEF

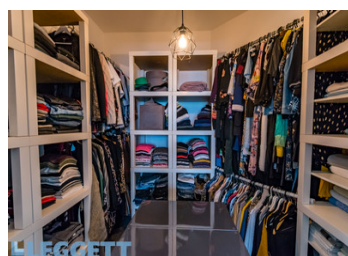
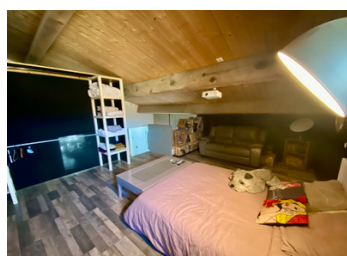
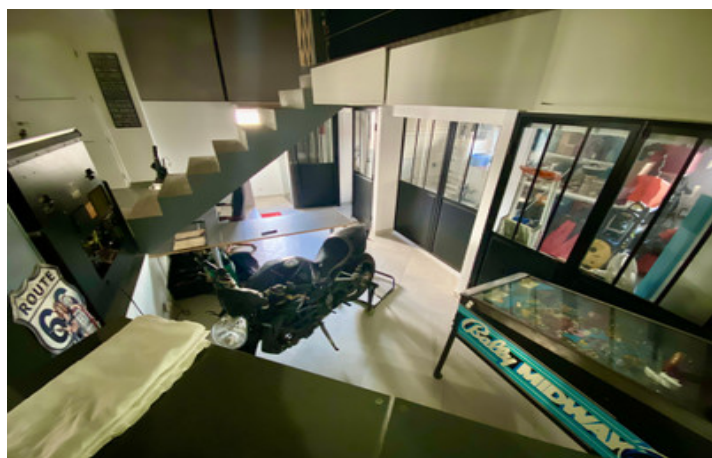
Located in the charming village near Marseillette, you'll find this magnificent, atypical, energy-efficient villa with modern, high-tech features.

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: 1729 EUR

NOTES

DESCRIPTION

Immediately upon entering, you'll be enthralled by this stylishly, professionally decorated house.

There is an open office area, this could be kept as is or enclosed for more privacy.

There's a garage with windows to allow for plenty of light. The garage is loaded with technology. You'll find the thermodynamic water heater, the equipment for the solar panels as well as the mechanics for the automatic watering system, and last but not least, the system for the underfloor heating and cooling, which has a lower carbon footprint and lower running costs than traditional heating and cooling.

Above the garage, there is a Mezzanine, which doubles as the fourth bedroom and a cinema room.

There is a beautifully decorated, open concept kitchen, dining room, and living area, perfect for entertaining guests. This opens, through glass sliding doors, onto a glass-enclosed veranda with a jacuzzi, to relax after a long day.

There are 3 spacious bedrooms, 1 of which has its own dressing room.

The fully-loaded bathroom has a double vanity, sauna, suspended toilet, and a digitally controlled luxury shower system. The bathroom is large enough to also have a small sauna room, for 2.

The enclosed garden has magnificent mountain views and a covered terrace. There is also a swimming pool, newly installed, with wooden decking surrounds

Bonus: The house is equipped with digitally controlled shutters. You can open and close them from anywhere, from a simple app on your phone.

The village has nearby amenities, with Trèbes only