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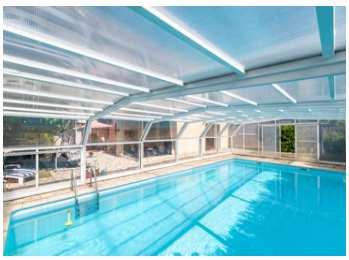
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Ref: A38672JAV11 Price: 399 000 EUR

agency fees to be paid by the seller

Spacious Single-Storey Family Home with a large Pool & Garage near Narbonne and the Mediterranean















INFORMATION

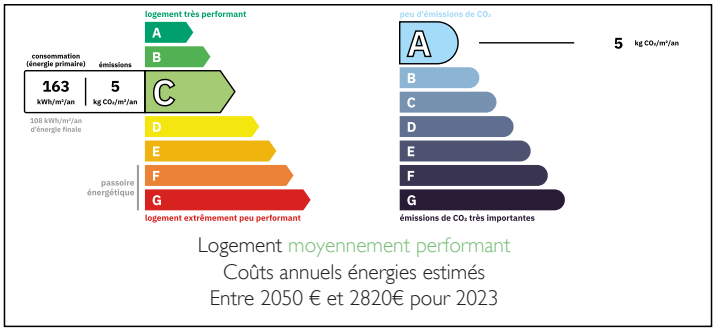
Town:	Vinassan
Department:	Aude
Bed:	3
Bath:	2
Floor:	164 m2
Plot Size:	667 m2

IN BRIEF

In the sought-after village of Vinassan, just 15 minutes from the Mediterranean beaches and close to Narbonne, lies this spacious single-storey family home of 164 m² with a pool and landscaped garden. Built in 1989 and well maintained, it offers a bright 60 m² living room with fireplace, a 20 m² kitchen, 3 large bedrooms, 2 bathrooms, 3 toilets, and a mezzanine for office use. Practical features include a 26 m² garage, 19 m² utility room offering ample storage, and 3 private parking spaces. Outside, enjoy a 50 m² swimming pool with telescopic cover, a 12 m² covered terrace, and a 667 m² southeast-facing enclosed garden.

The location combines village charm with quick access to Narbonne, Gruissan, and the Canal du Midi, as well as the Corbières and Minervois vineyards. Excellent transport links via the A9 motorway, nearby airports...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2050 € et 2820€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**2471 EUR**
Taxe habitation:	**2299 EUR**

NOTES

DESCRIPTION

A Spacious Family Haven with Pool near the Mediterranean

In the charming village of Vinassan, just 15 minutes from the Mediterranean beaches and nestled between vineyards, lagoons, and the protected landscapes of the Narbonne Natural Park, lies this generously proportioned, single-storey family home of 164 m². Built in 1989 and lovingly maintained, it combines comfort, space, and lifestyle in one perfect package.

From the moment you step inside, you are greeted by an atmosphere of warmth and openness. The heart of the home is the 60 m² living room, bathed in natural light, where large windows frame the garden and a welcoming fireplace becomes the gathering point for family evenings. Cleverly designed, this fireplace also heats the home's two bathrooms, a detail that underlines the house's practical and thoughtful design.

A 20 m² family kitchen with connected covered terrass of 12 m² invites you to cook and share meals together, with enough space for a dining table. Whether preparing fresh seafood from the coast or enjoying local produce from the lively markets of Narbonne, this kitchen is ready for every occasion.

The property offers three spacious bedrooms, ideal for family or guests, and two generous bathrooms plus three toilets for comfort. A charming 8 m² mezzanine provides the perfect spot for a home office, library, or creative studio.

Functionality continues with a 26 m² integrated garage and a 19 m² utility room offering abundant storage. Hot water is provided by a 300-litre electric tank. Outside, there are three private...