

A charming home, ideal as a first-time purchase or a delightful holiday home

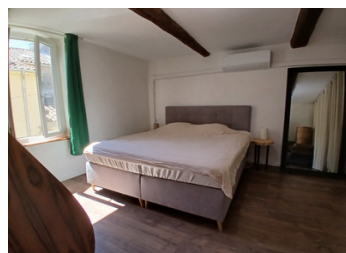


INFORMATION

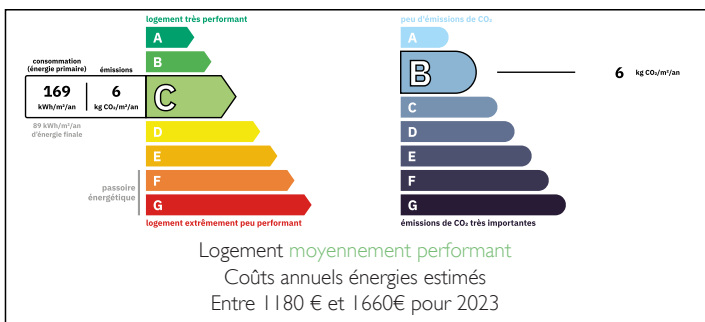
Town:	Ginestas
Department:	Aude
Bed:	3
Bath:	1
Floor:	90 m ²
Plot Size:	0 m ²

IN BRIEF

Offering 90 m² of living space (73 m² under the French Carrez Law), this four-bedroom village house beautifully combines traditional character with modern comfort, thanks to a tasteful, high-quality renovation. The property is fully air-conditioned, ensuring year-round comfort whatever the season.



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

As soon as you step inside, you will be charmed by the welcoming living room of approximately 20 m², filled with warmth and character. It opens onto a fully fitted and equipped eat-in kitchen, designed for relaxed meals and enjoyable moments with family and friends.

On the first floor, a spacious landing leads to a large modern shower room featuring an elegant walk-in Italian-style shower, a generous double bedroom, and a home office area, ideal for remote working or as a quiet reading nook.

The second floor offers a 10 m² bedroom, which could also be used as a home office or children's bedroom, together with a beautiful loft-style bedroom tucked beneath the roof, full of character with its exposed beams, generous volume, and cosy atmosphere.

Although the house does not have a private outdoor space, it offers something equally special—a way of life that is unique to the villages of Southern France. Located in a quiet, traffic-free cul-de-sac, the lane naturally becomes an extension of the home. During the warmer months, neighbours gather outside to enjoy a coffee, an aperitif, or dinner with friends in a relaxed and welcoming Mediterranean atmosphere. It is a rare and authentic lifestyle where friendliness, community spirit, and the gentle pace of Southern French living are very much alive.

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

LOCAL TAXES

Taxe foncière: **994 EUR**

NOTES