

Compact unit , on one level, with 2 bedrooms in friendly, secure holiday complex on the canal du Midi



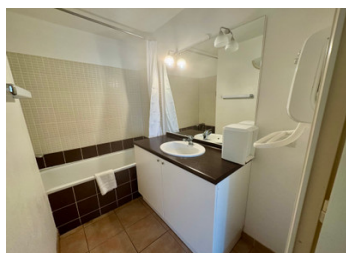
INFORMATION

Town:	Homps
Department:	Aude
Bed:	2
Bath:	1
Floor:	52 m2
Plot Size:	60 m2

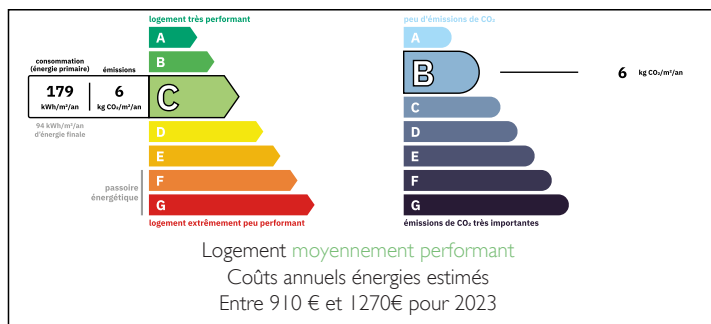
IN BRIEF

The house has 2 large bedrooms and one bathroom with separate toilet.

The open plan living area has a corner kitchen, dining area and sitting area with glass doors opening out to the patio and little private garden.



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

Great lakeside residence with 2 large swimming pools, Jacuzzi, gymnasium, snack bar, mini golf and children's playground.

Light, sunny furnished villa for holidays and good rental investment. There is a south-facing terrace for outdoor dining. A short 10 minute walk brings you to a lifeguard- surveyed swimming lake with lakeside restaurant and lawned picnic beach.

Situated in the village of Homps which has supermarkets, service station, hairdresser, post office, several restaurants, 2 wine shops and several other professional services. Only 3 km away is the village of Olonzac, which has one of the best weekly open air markets in the region and provides services year round.

Only a few minutes walk to 7 restaurants bordering the Canal du Midi in Homps.

Private parking place included in the complex.

LOCAL TAXES

Taxe foncière: 768 EUR

The holiday village is 3 km from Olonzac, 13 km from Minerve, 36 km from Carcassonne, 32 km from Narbonne, and 47 km from Béziers; 48 km from the sea, 2.5 hours from Font Romeu for skiing, and just under an hour and a half from Spain. Airports are: Carcassonne: 37 km, Béziers: 66 km, Montpellier: 122 km and Toulouse: 138 km. Train stations are: Lézignan-Corbières: 17 km, Narbonne and Carcassonne: both 34 km.

NOTES

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