LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47123CST11 Price: 325 000 EUR

agency fees to be paid by the seller

A spacious 3-bedroom villa will separate 1-bedroom apartment , gardens, parking and a pool

EXCLUSIVE







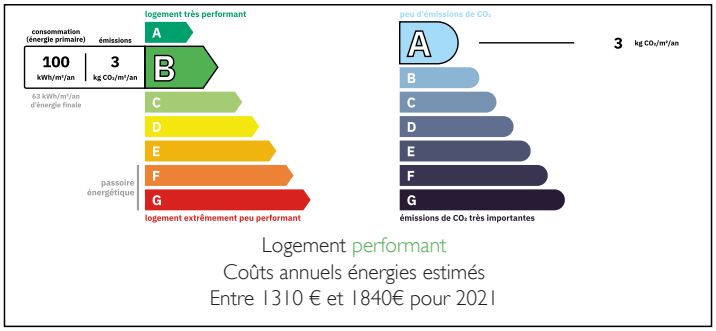








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1310 € et 1840€ pour 2021

INFORMATION

Town:	Ginestas
Department:	Aude
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	935 m2

IN BRIEF

Discover this spacious and modern villa, ideally situated in a peaceful location in the charming and friendly village of Ginestas. Offering over 160 m² of living space, the property is light, bright and spacious throughout, with a contemporary open-plan living area creating a welcoming space for everyday living and entertaining. Upstairs, there are three comfortable bedrooms and a family bathroom, providing plenty of space for family and guests. The property also benefits from an independent one-bedroom apartment, ideal for generating rental income or providing private accommodation for visiting family / friends.

Outside, a large terrace provides the perfect setting for al fresco dining and entertaining and leads down to the attractive Mediterranean-style gardens and kidney-shaped swimming pool, an inviting space to relax and enjoy the sunny southern French lifestyle. The property also offers ample private parking, adding to...

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:	**2391 EUR**
Taxe habitation:	**2159 EUR**

NOTES

DESCRIPTION

The property benefits from air conditioning, double glazing, a newly fitted contemporary kitchen and a new wood-burning stove, providing comfort throughout the year.

Ginestas is very well-served village for its size, It has 3 restaurants: boulangerie, tabac/epicerie , pharmacy, post office, bank, hairdressers, and medical services including doctors.

It is ideally positioned for exploring the region, with the Canal du Midi around 3 km away and Mediterranean beaches approximately 21 km away. The historic city of Narbonne is around 16–18 km, Lézignan-Corbières around 18 km, Béziers around 33 km, Carcassonne around 55–58 km, and Montpellier approximately 102–105 km. Its location makes Ginestas an excellent base for enjoying the Minervois, Canal du Midi, Mediterranean coast and the larger towns of southern France, while retaining the relaxed atmosphere of a traditional French village.

Property Room Sizes

Ground Floor

* Entrance Hall – **6.19 m²**
* Open-plan Living / Dining Room / Kitchen – **44.96 m²**

First Floor

* Landing / Hallway – **3.87 m²**
* Storage Cupboard – **0.78 m²**
* Family Bathroom – **7.55 m²**
* Separate WC – **2.27 m²**
* Bedroom 1 – **14.20 m²**
* Bedroom 2 – **14.10 m²**
* Bedroom 3 – **11.59 m²**

Garden Level – Independent Apartment

* Staircase – **2.11 m²**
* Hallway – **1.27 m²**
* Utility / Storage Room – **2.72 m²**
* Open-plan Living / Dining Room / Kitchen – **30.21 m²**
* Shower Room with WC – **6.23 m²**
* Bedroom – **11.91 m²**