LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47400LHS11 Price: 185 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (171 297 EUR without fees)

A gorgeous 3-bed, 2-bath stone-built property with study, courtyard and terrace in a pretty canalside village.

EXCLUSIVE















INFORMATION

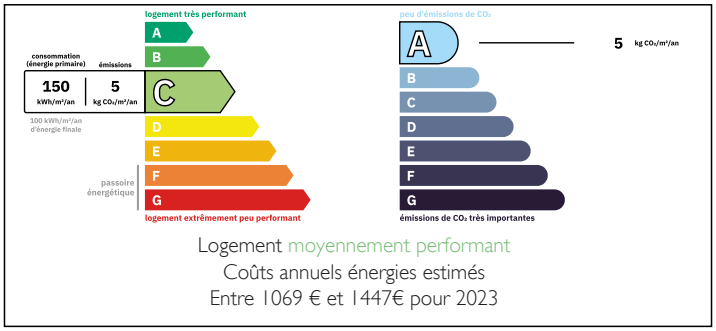
Town:	Homps
Department:	Aude
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	36 m2

IN BRIEF

A comfortable, character house with 3 bedrooms and 2 bathrooms, carefully renovated, featuring a 23 m² courtyard adjoining the living room/kitchen and a 13.5 m² terrace on the first floor, situated in a charming village on the banks of the Canal du Midi, with 7 restaurants, as well as local shops and cafés nearby.

Homps is situated in the beautiful Minervois wine region, and benefits from all local amenities, as well as the highly popular weekly market, in Olonzac, which is within walking distance. Homps is built on the site of a former gallo-roman village, and boasts two centres which rent out boats for canal cruises. 14 km away is the delightful cité of Minerve, one of the 'Most Beautiful Villages of France', which gave its name to this region.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1069 € et 1447€ 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:	**995 EUR**

NOTES

DESCRIPTION

Within 200 metres of the Canal du Midi, in this pretty Minervois village with gallo-roman antecedents, there are plenty of amenities within walking distance, and this characterful house gives you comfortable accommodation whether for a full-time family home, holiday home or gîte to let out.

The front entrance door opens into a lobby, which leads into the main living space of 30m². This includes the smart white Maxima kitchen with its integrated units - oven, fridge, freezer, extractor, dishwasher and induction hob. The kitchen window has a solar-powered roller shutter.

A large woodburning stove acts as a focal point for the sitting area, and a ceiling fan gives a tropical feeling to the room. From here, the staircase leads up to a landing giving access to the wonderful modern bathroom, with its stylish bath, its basin built into a gorgeous curving cupboard, a WC to match, and its Italian-style walk-in shower. There is even room for the washing machine and tumble drier.

Next to this is the spacious master bedroom, of 17m² plus 2.3m² of fitted wardrobes. It has two large windows with insulated blinds and timber shutters, and has reversible air-conditioning.

Up a traditional tile and timber staircase, an ample landing space leads to two more bedrooms of 11.6 and 11m² respectively (they are larger, but we only count the area over 1.8m height.) Each has an 'oeil de boeuf' window supplemented by a Velux rooflight, and characterful exposed timber roof beams. At this level there is also a shower room with a WC and basin.

At ground floor level, the glazed double doors of the living area give onto the courtyard of 22.7m², which has large plants in pots and makes a lovely dining area. A staircase leads up to the 13.5m²...