LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47777CYV11 Price: 347 500 EUR

agency fees to be paid by the seller

Spacious 3-bedroom home with 10 x 5 m pool, open views and versatile garden level in Ouveillan















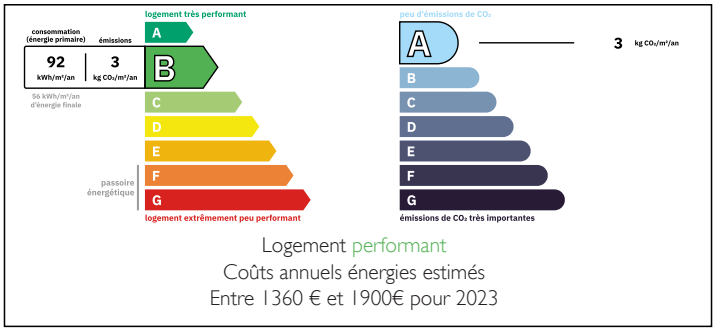
INFORMATION

Town:	Ouveillan
Department:	Aude
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	967 m2

IN BRIEF

In a peaceful residential setting in Ouveillan, this spacious 175 m² home offers open views, a 1,078 m² Mediterranean garden and an impressive 10 x 5 m swimming pool. The south-east facing garden and pool enjoy plenty of sun, while the north-west facing front terrace offers a welcome shaded outdoor dining area. The main level centres around a bright 55 m² open-plan living, dining and kitchen area, opening to both a shaded front terrace and a balcony overlooking the surrounding countryside. With two bedrooms, a shower room and separate WC all on the entrance level, the main floor offers comfortable day-to-day living without the need to use the lower floor. The garden level adds a third bedroom, bathroom, WC, utility and storage areas plus a large workshop/multipurpose room with direct outside access, offering excellent potential for guests, extended...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1360 € et 1900€ 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:	**1201 EUR**

NOTES

DESCRIPTION

DETAILED DESCRIPTION

Set in a quiet residential part of the lively Minervois village of Ouveillan, this spacious detached home combines generous indoor accommodation with a large garden, a 10 x 5 m swimming pool and far-reaching views across the surrounding countryside.

Offering approximately 175 m² of living space over two levels and set on 1,078 m² of land, the property is particularly interesting for buyers looking for flexibility: comfortable day-to-day living is arranged on the main level, while the garden level provides additional bedroom accommodation, practical spaces and a large multipurpose room that could evolve with the needs of its future owners.

MAIN LIVING LEVEL

The house is approached via a covered entrance porch before opening into an impressive open-plan living space of approximately 55 m².

This welcoming room combines the sitting area, dining area and open kitchen. A cast-iron wood-burning stove adds warmth and character, while reversible air conditioning provides efficient year-round comfort.

Natural light enters from several sides. From the kitchen, glazed doors open directly onto a north-west facing terrace of approximately 19 m². Pleasantly shaded by the mature trees, it provides an ideal spot for outdoor dining and relaxing during the warmer months.

On the opposite side of the living space, large glazed doors lead onto a balcony of approximately 8 m². From here, the outlook opens across the garden and surrounding landscape, creating one of the property's most attractive viewpoints. An exterior staircase connects the balcony directly to the garden.