LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47791JVI11 Price: 175 000 EUR

agency fees to be paid by the seller

Charming 3 bedroom stone house with terrace, moments from the Canal du Midi near Trèbes.















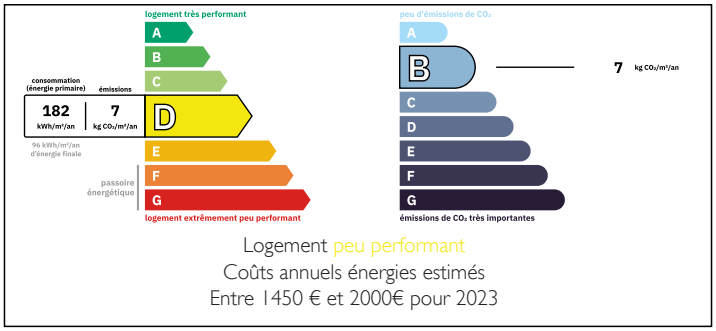
INFORMATION

Town:	Trèbes
Department:	Aude
Bed:	3
Bath:	3
Floor:	110 m2
Plot Size:	20 m2

IN BRIEF

Set in the peaceful hamlet of Millepetit, just a short stroll from the Canal du Midi, this beautifully maintained three bedroom stone house combines traditional character with a comfortable modern interior. Sold furnished, it offers an ideal lock-up-and-leave holiday home with excellent potential for seasonal rental when not in use. Two generous ensuite bedrooms occupy the ground floor, while the first floor features a bright open plan kitchen, dining and living space. Upstairs is a third large bedroom, shower room and additional storage. To the rear, a lovely wooden terrace shaded by a mature olive tree provides the perfect setting for outdoor dining and relaxed summer evenings.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1450 € et 2000€ 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: **1533 EUR**

NOTES

DESCRIPTION

Tucked away in the peaceful and friendly hamlet of Millepetit, this attractive stone-fronted house offers an appealing combination of traditional French character and a thoughtfully arranged modern interior.

Just a very short walk from the Canal du Midi, the property is perfectly positioned to enjoy one of the most beautiful and distinctive landscapes of the South of France. The canal provides a wonderful setting for walking and cycling, while nearby canal-side restaurants and bars make leisurely lunches and warm summer evenings part of everyday life.

Very well maintained and sold furnished, the property is particularly well suited as an easy lock-up-and-leave holiday home. Its practical layout, three generous bedrooms and low maintenance outdoor space also provide the potential for seasonal rental during periods when the owners are not in residence.

On the ground floor are two generously proportioned bedrooms, each with its own private bathroom. One ensuite features a bathtub, while the second has been cleverly designed to discreetly incorporate the washing machine, providing practical laundry facilities without compromising the bedroom space.

The first floor forms the heart of the home. A spacious open plan kitchen, dining and living area creates a bright and sociable space, with numerous large windows allowing plenty of natural light to fill the room. There is ample space for dining and relaxing, while a separate storeroom provides useful additional storage.

The second floor is home to the third large bedroom, which also benefits from additional storage space. A shower room and WC complete this...