

Cute little village house with amazing views from the roof terrace. 2 bedrooms and 2 shower rooms.

EXCLUSIVE

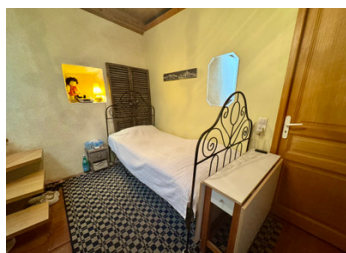


INFORMATION

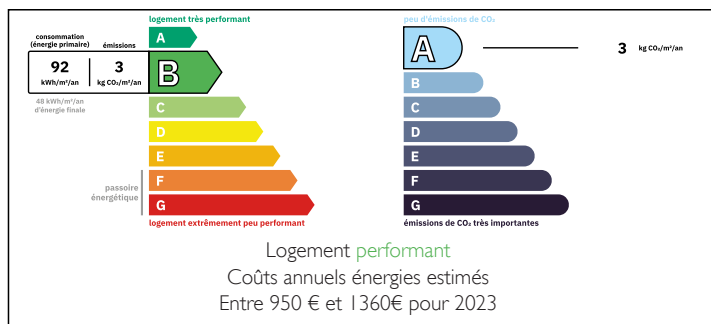
Town:	Paraza
Department:	Aude
Bed:	2
Bath:	2
Floor:	107 m2
Plot Size:	14 m2

IN BRIEF

A sweet ,well-maintained village house, located in a small street in the upper area of the village. It has 3 storeys, with 2-3 bedrooms and 2 shower rooms. Large roof terrace with great views and glass sliding door leading into a large, light, comfy sitting room with reversible air-conditioning. The fitted kitchen is open , leading into a salon/dining area.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 924 EUR

Taxe habitation: 696 EUR

NOTES

DESCRIPTION

Infront of the house is a parking place for one small car.

The front door enters into the open-plan kitchen and salon/dining area. The kitchen is fitted with a dishwasher, oven and induction hob.

A stone staircase, to the left, winds up to the first floor landing with seating area, one bedroom with a window looking out to the front of the property and a shower room with toilet and basin.

The second floor has a bedroom with window to the front and a shower room with basin and toilet. The landing area could be used as a third bedroom or sitting area.

The third floor has a welcoming, light sitting room with reversible air conditioning and double glazed sliding doors leading out to the large roof terrace with magnificent views over the valley and towards the Southern Pyrenées.

There is an awning (manual) for shade during the hot months and an electric roller shutter for over the glass doors.

The sitting room is fitted with a small kitchenette, in the built-in cupboards, for storing a kettle, tea and coffee maker.

The terrace is fitted with a tap and hosepipe for watering the terrace plant pots.

All-in-all, a very sweet and homely lockup-and-leave property in a very popular Canal du Midi village,

About the village of Paraza:

Since the port area and canal promenade were totally renovated 7 years ago, the village of Paraza has become a very popular stop for the holiday rental canal boats. There are 3 restaurants...