

**UNDER OFFER** Superb 3-4 bed, 2-bath house with front and back garden, a pool and terraces. 16 km from Narbonne.



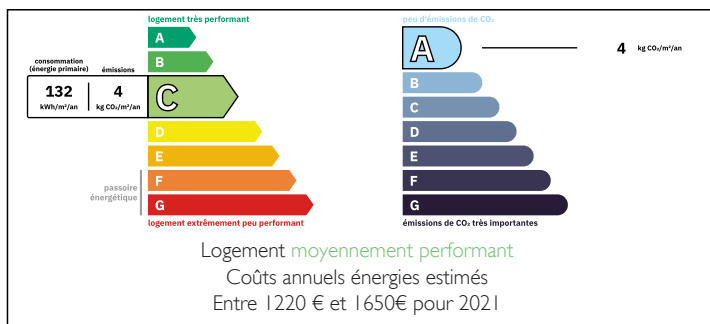
## INFORMATION

Town:	Canet
Department:	Aude
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	370 m2

## IN BRIEF

A gorgeous property situated in a quiet hamlet 2 km from Canet d'Aude and 16 km from Narbonne, very private, with a walled front garden full of oleanders and olive trees, a veranda, a small lounge, study or ground floor bedroom with shower room nearby, a big living room with dining and kitchen areas, leading out onto a large decked terrace and garden with a pool. Upstairs, three good-sized bedrooms and a very large bathroom, WC, dressing room, utility area and a south-facing balcony with view of the Corbières.

## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1550 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The front gate opens into a 27.2m<sup>2</sup> garden with paving, gravel and decking between the planting and an old wine press. There's an outside store of 4.75m<sup>2</sup>; and fully sliding glazed doors open onto a veranda of 14.27m<sup>2</sup>. The front door of the house leads into a hall of 7.77m<sup>2</sup>, and to the right, there is a 12.8m<sup>2</sup> lounge, study or bedroom.

A circulation space of 9m<sup>2</sup> gives access to a pretty shower room with heated towel rail, and then to the living area, with its large country-style open fireplace, two pairs of glazed double doors and a double-glazed fixed window, to allow maximum light from the garden.

This space includes a dining area and kitchen, and totals 36.3m<sup>2</sup>. It has lovely exposed timber beams, and the doors open out onto a large timber-decked terrace of 34.5m<sup>2</sup>, with an outside living-room suite. Next to this is an exterior dining area of 16.25m<sup>2</sup> and a summer kitchen with barbecue.

At the end of the garden is the gorgeous 4 by 8 metre pool and its paved terraces, and there is a special drying area for clothes, plus cypress, olive, oleander, fig, viburnum and lilac trees, bamboo and lavender.

From the inner hall in the house, where there are two store cupboards and a wine rack, a Japanese-style lacquered staircase leads to the upper landing of 12.38m<sup>2</sup>. Overlooking the garden is a spacious bedroom of 13.87m<sup>2</sup> plus a hanging cupboard, and the very large bathroom with corner bath...