

Spacious detached four-bedroom villa with pool and gardens well situated just 13km from the Med beaches



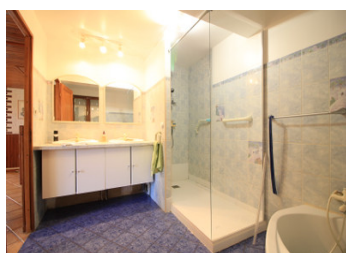
INFORMATION

Town:	Salles-d'Aude
Department:	Aude
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	1232 m2

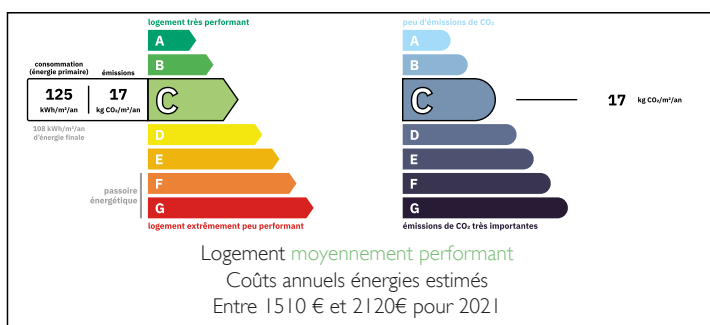
IN BRIEF

Embrace a rare opportunity with this 190m² villa in Salles D'aude, a mere 13km from the Mediterranean's allure. Step into a spacious abode featuring a 58m² living area, seamlessly blending a welcoming lounge, sliding patio doors connecting indoors to manicured gardens, and a equipped designed kitchen with an adjacent utility space. The ground floor hosts two bedrooms and a thoughtfully appointed bathroom, while the upper level reveals two airy double bedrooms, a convenient shower room, and a versatile large mezzanine.

Outside, a covered terrace invites relaxation amidst enchanting gardens, accentuated by a pristine 6x9m swimming pool with a brand-new liner. This haven of tranquility is complemented by modern luxuries, including double glazing, solar panels, reversible air conditioning, electric shutters, and a water softener. Secure your vehicles in the ample parking space, including a 32m² garage.



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.



DESCRIPTION

Property Details:

- Entrance Hallway: 17.35m²
- Lounge: 38m²
- Kitchen: 21m²
- Utility Area / Kitchen: 12m²
- Hallway: 3.50m²
- Bedroom 1: 9.41m²
- WC/Sink: 2.91m²
- Bedroom 2: 17.35m²
- Bathroom: 8.51m²
- Toilet: 1.44m²

First Floor:

- Bedroom 3: 21m²
- Shower Room: 4.64m²
- Toilet: 1.32m²
- Hallway: 7.32m²
- Bedroom 4: 12.23m²
- Mezzanine: 15.30m²

Outdoor Features:

- Gardens: 1232m²
- Pool: 6m x 9m

Location Highlights:

Situated in the charming village of Salles d'Aude, this property offers convenient access to local amenities, including a supermarket, restaurants, bars, a bakery, and a post office. Additionally, the property is just 13km away from the picturesque beaches of Cabanes des Fleury and St Pierre La Mer. For more extensive amenities and cultural experiences, the historic Roman town of Narbonne is a short 13km drive, boasting renowned landmarks such as its cathedral and covered market.

Transportation and Connectivity:

The property enjoys excellent connectivity, with

LOCAL TAXES

Taxe foncière: 2292 EUR

Taxe habitation: EUR

NOTES