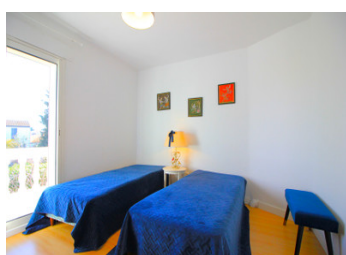
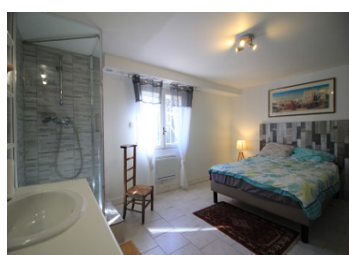
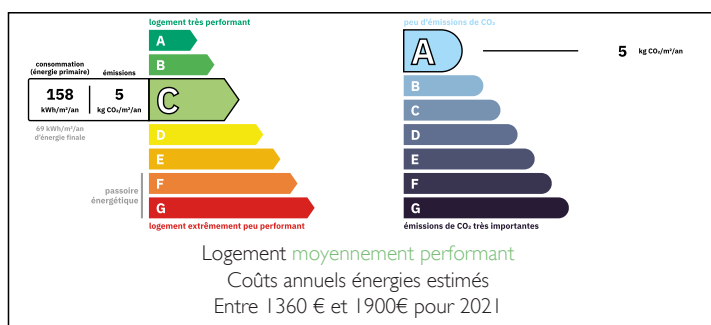


Spacious modern villa of 142m2 with 5 bedrooms ,terrace, pool and parking.



ENERGY - DPE



INFORMATION

Town:	Argeliers
Department:	Aude
Bed:	5
Bath:	2
Floor:	142 m2
Plot Size:	500 m2

IN BRIEF

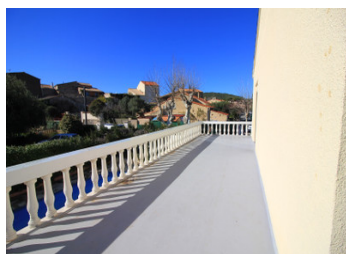
Welcome to this spacious modern villa located in the sought-after village of Argeliers. Nestled in a tranquil setting, this property boasts 142m2 of habitable space, featuring a well-appointed fitted kitchen with dining area, a cozy lounge complete with fireplace, utility room, and a ground-level bedroom accompanied by a family bathroom. Upstairs, you'll find four double bedrooms and a convenient shower room, as well as a generously sized roof terrace for relaxation and enjoying the views.

Outside, a walled garden surrounds a delightful 6 x 3 kidney-shaped pool, offering a private oasis for outdoor enjoyment. The property is equipped with double glazing throughout and electric shutters, ensuring comfort and convenience.

With its prime location and desirable features, this villa presents an ideal holiday home with excellent rental potential or equally a good-sized family home.

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

Argeliers is a charming village located near the Canal du Midi, offering a range of amenities within walking distance. You'll find a delightful boulangerie/tea room, a convenient small supermarket, a tabac/presse, a pharmacy, and a restaurant, all easily accessible.

The village enjoys a prime location, just 17km from Narbonne and a short 32km drive to the Mediterranean beaches, making it an ideal base for exploring the region's beauty and attractions.

For those interested, additional photos and measurements are available upon request. A visit to this lovely property is highly recommended

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:	2300 EUR
Taxe habitation:	EUR

NOTES