

Beautiful location for this modern spacious 3 bedroom villa ,two garages,pool summer kitchen,gardens.



## INFORMATION

Town:	Pouzols-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	3987 m2

## IN BRIEF

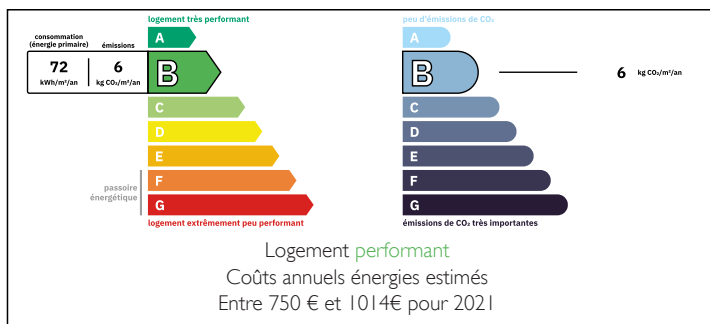
"Discover this modern 125m2 villa situated in a breathtaking and tranquil location offering panoramic views. This luminous property features a fantastic 45m2 lounge with a fireplace, a sleek fitted kitchen, utility room, three double bedrooms (one with an ensuite), and a separate family bathroom. Additionally, it boasts a beautiful 23m2 veranda, as well as a two a single garages and a car port.

The standout feature of this property is its stunning park-like gardens, offering fabulous views and complete seclusion. Enjoy the added luxury of a 10m x 5m swimming pool and a fully equipped summer kitchen. Numerous olive trees where you can even produce your own olive oil ! Electric gates and large driveway .

Conveniently located near the charming villages of Olonzac and Pouzols Minervois.

Full set of photos available upon request. Come and

## 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:	1965 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Providing a comprehensive overview, this property, constructed in 2000, boasts a range of notable features:

Double glazing throughout

Tiled flooring for durability and easy maintenance

New insulation and reversible air conditioning for climate control

Electric shutters offering convenience and security

Gas heating ensuring efficient warmth

Automatic watering system for the garden supplied by a forage

The property spans 125m<sup>2</sup> and includes the following:

Entrance: 10m<sup>2</sup>

Lounge: 43.45m<sup>2</sup>

Fitted kitchen: 12.30m<sup>2</sup>

Utility room: 6.35m<sup>2</sup>

Master suite: 17.50m<sup>2</sup> with ensuite shower room

Bedroom 2: 14.50m<sup>2</sup>

Bedroom 3: 13.45m<sup>2</sup>

Bathroom: 6.20m<sup>2</sup>

Veranda: 25m<sup>2</sup>

Summer kitchen: 35.30m<sup>2</sup>

Garage: 17m<sup>2</sup>

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Carport: 35m<sup>2</sup>

Nestled amidst the picturesque Minervois countryside, the property is conveniently situated just 7km from the vibrant village of Olonzac, renowned for its amenities and weekly market. Additionally, it enjoys close proximity to Narbonne (30km) and the Mediterranean beaches (45km).

Transport links in the area are excellent, with flights available from Beziers, Montpellier, Toulouse, Carcassonne, and Perpignan airports, ensuring easy accessibility.

Come and visit this stunning property !