

UNDER OFFER \*\*Charming village house in popular Canal du Midi village with beautiful views

## EXCLUSIVE



## INFORMATION

Town:	Paraza
Department:	Aude
Bed:	1
Bath:	1
Floor:	33 m2
Plot Size:	6 m2

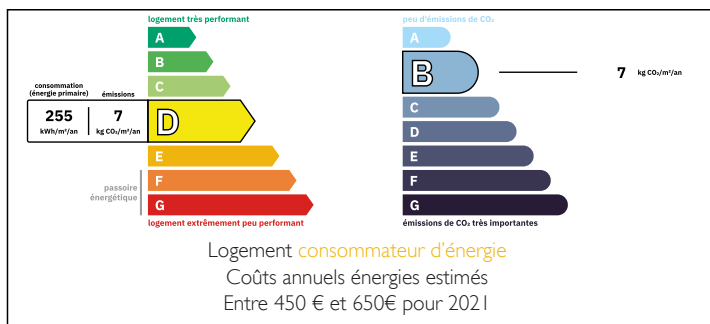


## IN BRIEF

In the heart of a lively Canal du Midi Village set amongst the Minervois vineyards this charming little village house is perfectly located to appreciate the light and life of this region.

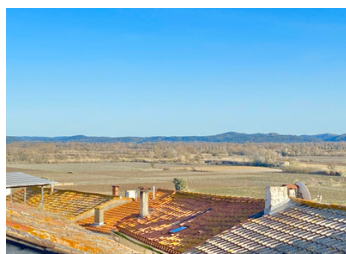
With beautifully thick walls this jewel stands proud near the centre of the village overlooking the surrounding vineyards with hills in the distance. Its three storeys accommodate a cozy living/dining /kitchen on the ground floor, A well proportioned bedroom and bathroom on the first floor, and on the top floor a lovely sleeping area looking out onto the charming terrace with its magnificent view.

## 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

Although small, this lovely little house is a great base for anyone wanting to take advantage of all the region has to offer.

Close to a well known chateau and winery, close to a number of charming local restaurants and galleries, and close to the delights of life on the Canal de Midi, this location is also extremely convenient to Narbonne (25 minutes away) and the Mediterranean (40 minutes away). And even closer are numerous villages, restaurants and attractions dotted along the canal. For those who like an active lifestyle this is a great place for biking, hiking and swimming in the nearby rivers and streams, and of course boating on the canal. And skiing is only about 2 hours away in the Pyrenees.

Access to major transportation is also excellent:

Carcassonne airport 45mins

Beziers Airport 50 minutes

Perpignan airport 60 minutes

Montpellier Airport 1 hour and 20 minutes

Toulouse airport 1 hour 30 minutes

Narbonne train station 28 minutes with TGV service to Paris (just over 4 hours)

A9 Autoroute 25 minutes away

## LOCAL TAXES

**Taxe foncière: 204 EUR**

**Taxe habitation: EUR**

## NOTES

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