

## Stunning Spacious Chalet with Rental Opportunity, Prime Location-5 minutes walk to the beach



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Gruissan
Department:	Aude
Bed:	2
Bath:	2
Floor:	64 m <sup>2</sup>
Plot Size:	130 m <sup>2</sup>

## IN BRIEF

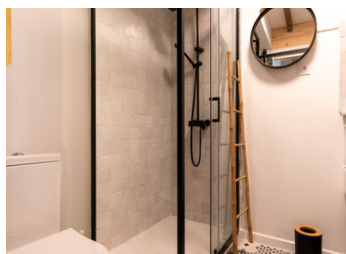
This beautifully renovated chalet features a separate, fully equipped rental gîte on the ground floor, a private driveway/parking space, a large storage area, and an additional shed. The chalet boasts a spacious first-floor terrace (facing south-east) and a large ground-floor terrace. Located just a 5-minute walk from the beach and the Mediterranean Sea, the property is fully insulated, with double glazing throughout and pre-installed air conditioning connections.

The interior is spacious, with natural colors, a luxurious kitchen on the first floor, and an integrated indoor-outdoor living experience. The chalet is in excellent condition due to extensive renovations.

Located in a well-kept street, it's a short walk to restaurants, a brunch cafe, and a supermarket, with additional amenities like healthcare within a few minutes' drive.

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

### Overview

This beautifully renovated, spacious chalet offers a unique blend of modern luxury and traditional charm. Located just a 5-minute walk from the beach and the Mediterranean Sea,.

This property includes a fully furnished gîte on the ground floor, perfect for rental income. The chalet features a private driveway/parking space, a large storage area, and a separate shed. It boasts a large southeast-facing terrace on the first floor and a spacious terrace on the ground floor. Situated in a tidy street with all the nearby amenities like restaurants, bars and supermarkets.

### Chalet Features

- Location: 5-minute walk to the beach and the Mediterranean Sea
- Insulation: Fully insulated roof and walls
- Windows: Double glazing throughout
- Air Conditioning: Connections pre-installed, but no unit currently present
- Interior: Spacious with natural colors
- First Floor: Fully equipped luxury kitchen and direct access to the large terrace, integrating indoor and outdoor living spaces
- Condition: Like new, thanks to recent thorough renovations by the owner
- Neighborhood: Situated in a tidy street with all the nearby amenities like restaurants, bars and supermarkets.

### Ground Floor

- Ceiling Height: 2.5 meters
- Living Room and Kitchen: 11 m<sup>2</sup>
- Bedroom: 4.5 m<sup>2</sup>
- Bathroom: 4.2 m<sup>2</sup>
- Shed: 3.5 m<sup>2</sup>
- Storage Area: 12 m<sup>2</sup>
- Covered Terrace: 23 m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 999 EUR**

**Taxe habitation: EUR**

## NOTES