

## Tranquil Bungalow with Spacious Grounds and Modern Amenities Close to La Palme Village and Beach



## INFORMATION

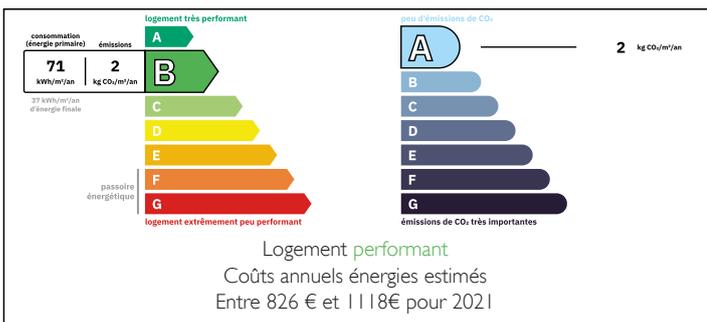
Town:	La Palme
Department:	Aude
Bed:	3
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	4250 m <sup>2</sup>



## IN BRIEF

Charming bungalow built in 1992, located 650 meters from the village center of La Palme and an 8-minute drive to the beach. Set in a peaceful, natural environment with no direct neighbors, the property includes 4250 m<sup>2</sup> of fully fenced land, with 50 m<sup>2</sup> buildable space. Recently insulated, renovated bathroom. Features double glazing, gas central heating, reversible air conditioning in the living room, and wooden shutters. Connected to city water, equipped with a septic tank, and fiber optic internet. Interior: entryway (10 m<sup>2</sup>) with built-in closet, three bedrooms (11,5, 12 and 12,5 m<sup>2</sup>), bathroom (9 m<sup>2</sup>) with large walk-in shower, spacious living room (42 m<sup>2</sup>) with open kitchen (10,5 m<sup>2</sup>), and sliding glass doors leading to a 52 m<sup>2</sup> terrace. Additional: three small outbuildings (6-10 m<sup>2</sup>) and a well (water contains 0.1% salt), and an 18 m<sup>2</sup> basin...

## ENERGY - DPE



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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

Built in 1992, this delightful bungalow is just 650 meters from the heart of La Palme village and an 8-minute drive to the beach. Located in a peaceful, natural setting with no direct neighbors, the property offers 4250 m<sup>2</sup> of fully fenced land, including 50 m<sup>2</sup> of buildable space.

### Property Highlights:

- Recently insulated (3 years ago)
- Newly renovated bathroom (7 years ago)
- Fresh interior paint and new parquet flooring (7 years ago)
- Double glazing throughout
- Gas central heating and reversible air conditioning in the living room
- Wooden shutters to keep the summer heat at bay
- Connected to city water and equipped with a septic tank
- Fiber optic internet available
- 150-liter hot water tank (4-5 years old)
- Own gas tank

### Interior Features:

- Entryway (10 m<sup>2</sup>) with built-in closet
- Three bedrooms (12 m<sup>2</sup>, 12.5 m<sup>2</sup>, and 11.5 m<sup>2</sup>)
- Bathroom (8.7 m<sup>2</sup>) with a large walk-in shower, sink, and bidet
- Spacious living room (42 m<sup>2</sup>) with an open kitchen (10.4 m<sup>2</sup>)
- Sliding glass doors leading to a 52 m<sup>2</sup> terrace, perfect for summer relaxation with ample shade

### Additional buildings:

- Three small outbuildings (6.4 m<sup>2</sup>, 6.2 m<sup>2</sup>, and 10.2 m<sup>2</sup>)
- A well (water contains 0.1% salt)
- A 18 m<sup>2</sup> basin (60 cm deep) connected to the well, ideal for keeping fish
- Two spacious dog kennels, an aviary, and a chicken coop. Potential to build or add horse stables or hold

## LOCAL TAXES

Taxe foncière: 1060 EUR

Taxe habitation: EUR

## NOTES