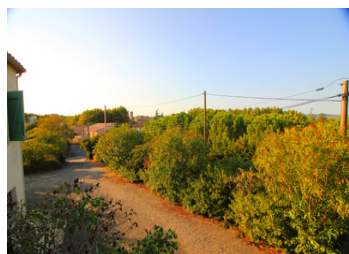


Large character villa with four bedrooms , basement and garage ,large gardens with constructible land



INFORMATION

Town:	Ginestas
Department:	Aude
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	3809 m2



IN BRIEF

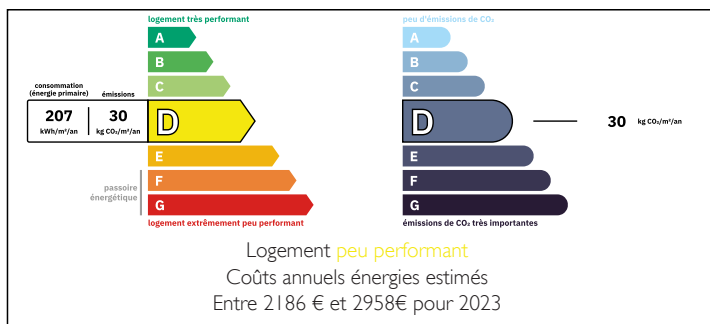
A rare opportunity to purchase this charming 135m² character villa, set on a generous, 3809m² plot in the highly sought-after village of Ginestas.

The property features a well-equipped kitchen/ dining room with fireplace, as well as a large lounge boasting a vaulted ceiling plus fireplace with insert. Two sets of doors open out onto a bright conservatory, providing seamless indoor-outdoor living.

The hallway leads to three spacious bedrooms, including ensuite shower room, along with a separate shower room featuring a walk-in shower.

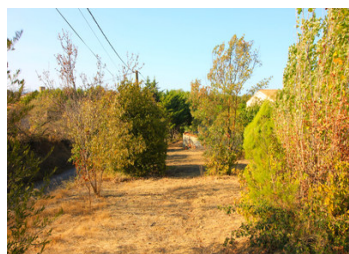
Stairs lead down to the basement, spanning the full length of the house. This space includes a garage with electric door, an additional bedroom with a WC and sink, and various storage areas.

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 habitation: EUR

NOTES

DESCRIPTION

Property Overview:

Built in 1985, this property offers a range of modern conveniences, including double-glazed windows throughout, village gas central heating, and a reversible air conditioning unit in the kitchen. The water system is sourced from the l'eau de Baronne in the garden, making it economical to maintain.

The land is located in a constructible zone, offering excellent development potential.

Measurements:

- Kitchen/Dining Room (with fireplace): 21.25m²
- Lounge (with fireplace and insert): 35m²

Location and Amenities:

The charming and popular village of Ginestas provides all essential amenities within walking distance, including three restaurants, a bakery, a grocery store, a newsagent, and medical services.

This property is ideally situated to explore the beautiful region, with the historic Roman town of Narbonne just 17 km away and the Mediterranean beaches 32 km away.

Transport Links:

The area is well-connected with excellent transport options. Major airports in Montpellier, Toulouse, Carcassonne, and Beziers offer flight connections, while the TGV from Narbonne provides a direct route to Paris in just over 4 hours and 15 minutes.

Measurements:

- Kitchen/Dining Room (with fireplace): 21.25m²
- Lounge (with fireplace and insert): 35m²
- Veranda 16.55m²
- Shower Room: 7.64m²
- Toilet: 1.74m²
- Hallway: 11m²