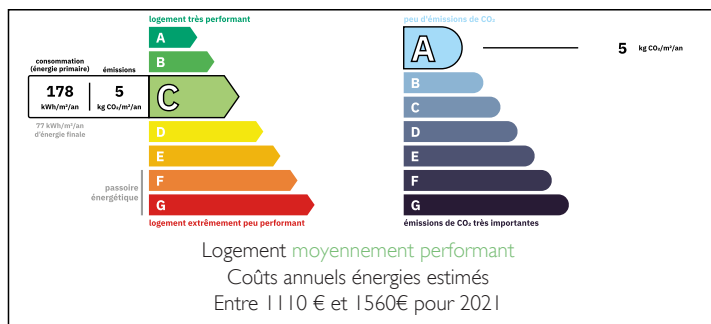


Charming energy-efficient, single-storey 3 bedroom villa with office, garden, pool in village with amenities

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Laure-Minervois
Department:	Aude
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	550 m2

## IN BRIEF

Charming, easy to maintain single-storey house in immaculate condition, surrounded by landscaped gardens, terraces and a lovely 9x4m pool . The open-plan living area and kitchen open onto the south-facing terrace. Three double bedrooms with fitted wardrobes, and a spacious bathroom with separate w.c. Utility room, office and workshop. There is a separate garden pavilion, perfect for catching the winter sun. Gated parking area for 2 cars.

The big plus of this house is its energy efficiency, with income-generating solar panels and a contract with EDF until 2029. Reverse cycle air-conditioning.

Other labour-saving devices include electric gates, garage door, and solar-powered pool cover. All windows and shutters have been replaced with low-maintenance aluminium.

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

On the edge of the pretty village of Laure-Minervois, this house is perfect for a young family or a retired couple! The current owners have put a lot of thought into making it as energy-efficient and low maintenance as possible, with the added advantage of an. income from EDF for the next 5 years, for the electricity generated by the solar panels. Added to this the immaculate condition of the interior and exterior spaces, the pool and the landscaped garden, it is a little gem not to be missed!

The front door opens into an entrance hall with fitted cupboards, and an archway takes you through to the light-filled open-plan living room and fully fitted kitchen. Attractive rosewood wall units conceal a solar-generated heating panel; and reversible heat pumps in the living room and bedroom area keep the house cool in summer and warm in winter.

The well-designed kitchen has plenty of cupboards, dishwasher, fridge-freezer, convection hob and electric oven. From the dining area, a door leads through to the fitted utility room and office.

The three bedrooms are accessed from the entrance hall, with a door dividing them from the living area. Three double bedrooms with fitted wardrobes, and a spacious bathroom with walk-in shower, washbasin and separate w.c. complete the accommodation.

The living room leads onto the south-facing stone-flagged terrace with open views towards the village and the hills beyond. The 9x4m pool has a...

## LOCAL TAXES

**Taxe foncière: 1555 EUR**

**Taxe habitation: EUR**

## NOTES