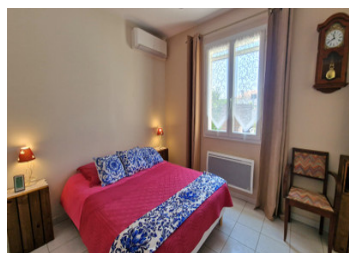


Spacious modern Villa with 4 bedrooms ,2 bathrooms, open-plan living area , pool and gardens.

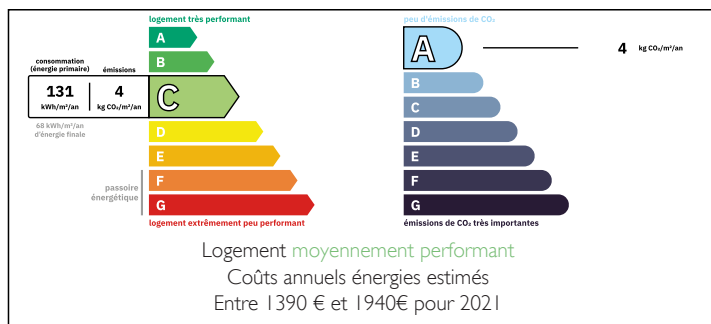


INFORMATION

Town:	Pépieux
Department:	Aude
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	662 m2



ENERGY - DPE



IN BRIEF

Discover this spacious, modern villa of 147m² in excellent condition, located in a peaceful area of the sought-after village of Pépieux.

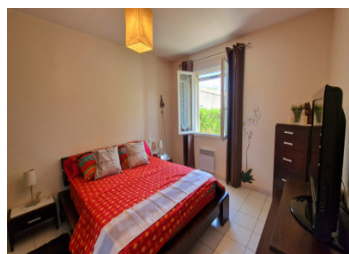
This inviting property boasts a stunning 62m² open-plan living space filled with natural light. The sleek fitted kitchen, integrated fireplace, lounge, and dining areas seamlessly flow, with patio doors leading to the pool and gardens.

The layout includes a master suite with an en-suite bathroom, a second double bedroom, and the added bonus of a separate studio with independent access. The studio features a bedroom, shower room, and a versatile lounge/bedroom 4.

Outside, enjoy the large covered terrace, a BBQ area, a beautifully designed kidney-shaped pool, and well-maintained gardens. Additional features include storage for pool equipment and an electric gate for

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

Further Information

Property Highlights

- ****Double Glazing Throughout****: Ensures excellent insulation and energy efficiency.
- ****Tiled Floors****: Durable and easy to maintain, offering a clean, stylish finish.
- ****Reversible Air Conditioning****: Provides year-round comfort with heating in winter and cooling in summer.
- ****Integrated Fireplace****: Adds charm and warmth to the living space.
- ****Electric Shutters****: Convenient and secure, offering ease of use at the touch of a button.
- ****PVC Shutters****: Durable and low-maintenance, complementing the home's modern features.

Location

Nestled in the heart of the Minervois wine region, the picturesque village of Pépieux is a desirable location that combines rural charm with convenient access to amenities.

- ****Village Amenities****: Pépieux offers everything you need for daily living, including a small supermarket, a welcoming bar with tapas, boulangerie, pharmacy and post office.
- ****Nearby Attractions****: The vibrant town of Olonzac, just 5 km away, is renowned for its bustling weekly market, offering local produce and crafts. For leisure, Homps, also 5 km away, provides opportunities for lake swimming and tranquil walks along the iconic Canal du Midi.
- ****Cultural and Coastal Delights****: Explore the historic city of Narbonne, just 32 km from Pépieux, or relax on the Mediterranean beaches, only 47 km away.

Transport Links

This area is exceptionally well-connected, with multiple international airports within easy reach:

- ****Carcassonne Airport****: Approximately 45

LOCAL TAXES

Taxe habitation: EUR

NOTES