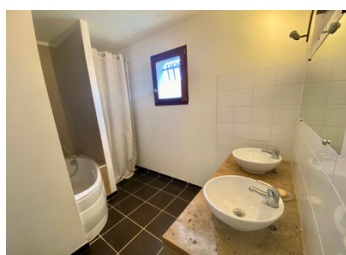


Bright, modern villa , open-plan living, 4 bedrooms, 2 bathrooms, pool, with large, flat garden



INFORMATION

Town:	Roubia
Department:	Aude
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	1398 m2

IN BRIEF

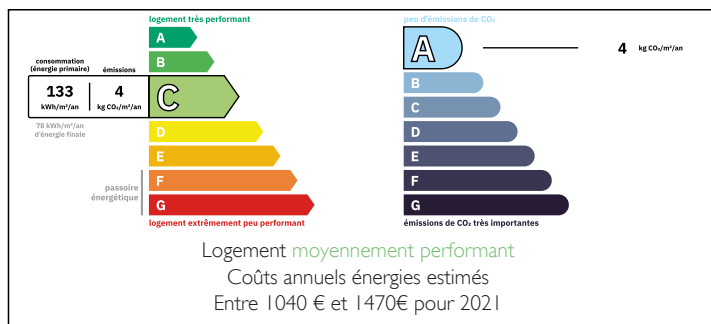
Welcoming family home on one level with large garden and pool.

There are 4 spacious bedrooms. The parental suite is wisely located on the other side of the large living area, away from the other 3 bedrooms and bathroom.

The large living area has a tiled floor with the sitting area, slightly elevated on a wooden floor, giving a feeling of warmth.

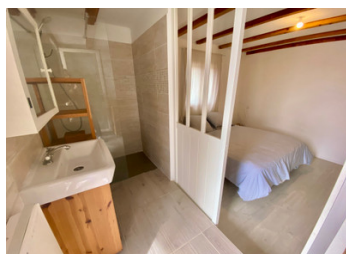
There is a dining area, fully equipped kitchen with central island and a very efficient wood burner which warms the whole space, when it gets chilly.

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 foncière: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is located on a quiet no-through road, close to the Canal du Midi

The garden has a large lock up shed for storing bikes and garden equipment and to the one side is a firewood storage area.

The swimming pool is made of concrete (4,5mx9m). There is a pool house and an adjoining shaded seating area, outside shower and barbeque area, perfect for those Summer meals, al fresco.

The entrance to the property is laid to gravel and has a parking area for 4 cars, at least.

The front door has a large entrance area with built-in cupboards at the side.

The parental suite (11m²) with built-in cupboards, to one side of the living area, has a shower room with basin and door leading out on to the large, patio at the back of the house, which is south facing. Next to this bedroom is a storage room/laundry room with a ladder up to a mezzanine storage area (15m²), where the hot water tank is located.

Folding wooden doors go out from here, to the front of the house.

On the other side of the living area are 3 large bedrooms (12m², 10m², 12m²), all with built-in cupboards. The family bathroom is fitted with a large bath, double stone basins and a built-in storage cupboard. The toilet is separate.

The property is fenced.

About the village:

The village of Roubia has a post office, hairdresser, junior school and a very popular restaurant/bar, right near the canal. The...