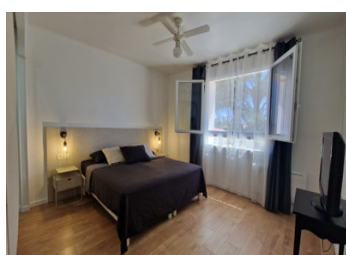
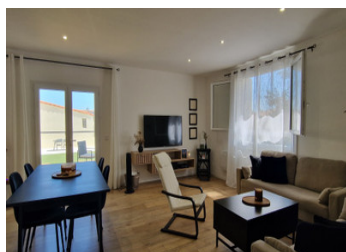


Fabulous, pristine 4-bed, 2-bath village house with garden, car port, private parking, and above ground pool.

EXCLUSIVE



INFORMATION

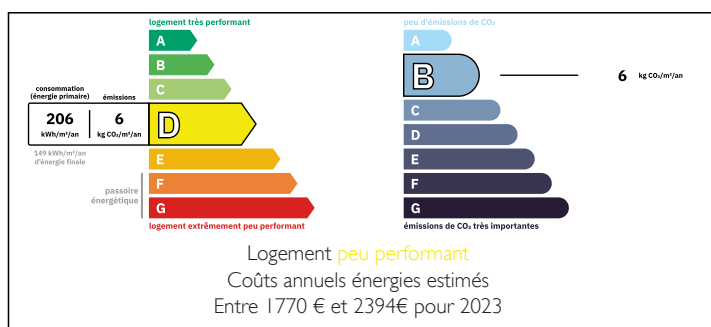
Town:	Pépieux
Department:	Aude
Bed:	4
Bath:	2
Floor:	186 m2
Plot Size:	650 m2

IN BRIEF

Set in 650m² of garden, with privacy ensured by oleander bushes and stone walls, this lovely renovated house is surrounded by a manageable garden with gravelled areas, terraces, car port and garden storage and an above-ground pool.

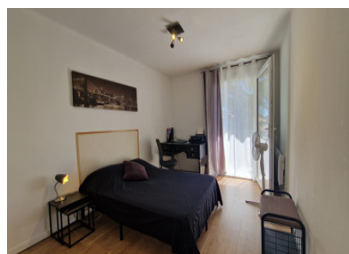
The house itself has been wonderfully updated using an elegant modern style, which accentuates the space and calm of the building, at the same time retaining useful storage and utility areas.

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.



DESCRIPTION

Centrally situated in the Minervois, in the triangle between Carcassonne, Béziers and Narbonne, and only 48 km from the Mediterranean, Pépieux is a pretty, friendly village within easy reach of local markets and activities.

The property is within easy walking distance of the shops, café and restaurants, in a side road with public parking. There is also plenty of parking space within the garden area of the house.

Inside the front door is a lobby leading into the main hall, which gives access to the beautiful, expansive, integrated modern kitchen with breakfast area. On the other side is the smart and chic living room, with glazed double doors to a delightful terrace with steps down to the garden, with its above-ground swimming pool, barbecue area, car port, planting areas and plenty of space for parking and playing.

The living room has a woodburning stove insert which also gives warm ventilation to the other rooms of the house. All these ground floor areas have beautiful and practical stratified oak floors.

Also off the hallway is a coats cupboard, a beautifully-appointed shower room with WC, and a utility, storage and workshop area.

Up the cream terrazzo stair to the first floor is a gorgeous main bedroom with dressing area, and three more bedrooms, one with a balcony, and all with large wardrobes. The superbly-appointed bathroom with oak furniture, a large shower and two basins incorporates a separate WC. There is also a second WC on this floor.

Pépieux has a...

LOCAL TAXES

Taxe foncière: 1956 EUR

Taxe habitation: EUR

NOTES