

## Elegant Canal-Side Villa with swimming pool and stunning views – A True Taste of the South of France



## INFORMATION

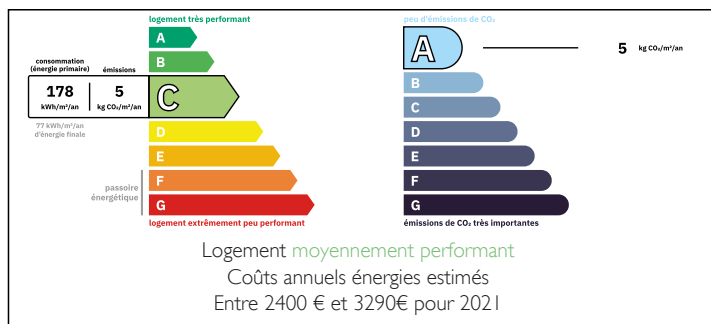
Town:	Paraza
Department:	Aude
Bed:	3
Bath:	3
Floor:	178 m2
Plot Size:	2600 m2



## IN BRIEF

This exceptional canal side Villa renovation is unusually well positioned with direct access to the Canal du Midi. It has been lovingly renovated to exacting standards and is turn-key ready for its new owner. Every room has a great or outstanding view. All rooms are bright and airy, with a beautifully appointed kitchen/dining area leading to a magnificent terrace fully equipped for al fresco life! The pool is the old fashioned type with a deep deep-end, and the Mediterranean garden is beautifully planted with drought resistant plants adapted to the climate.. Upstairs are three bright good sized bedrooms each with en-suite. Situated in a very popular canal side village yet with its own sense of privacy and unobstructed views.

## ENERGY - DPE



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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

A 178m2 canal-side modern villa with direct access to the Canal - Indeed the property line unusually borders the canal itself. The house is laid out with indoor/outdoor living in mind and sits high within its grounds with almost all windows and doors facing the Canal and the magnificent views of the Pyrenees with beautiful vineyards in the foreground.

Ground floor:

Kitchen/dining room - 38,7 m2

Back kitchen - 13,5 m2

Living room - 27 m2

Office/study - 9 m2

Hallway - 11 m2

Toilet - 2,6 m2

First floor:

Landing - 8,2 m2

Bedroom 1 - 18 m2

En-suite 1 - 5,5 m2

with balcony - 3,2 m2

Bedroom 2 - 13,4 m2

En-suite 2 - 3,9 m2

with balcony - 2,8 m2

Bedroom 3 - 18 m2

Ensuite to bedroom 3 - 5 m2

with balcony - 15 m2

South terrace area - 120 m2

East terrace area - 17 m2

Pool - 9m x 4m

Pool surrounds 100 m2

Car port 15 m2

Garage 19m2

Utility room 3,7m2

General:

Heating - Electric radiator high performance

Windows - double glazed aluminium/uPVC

Pool - Chlorine

Roof - new

Plumbing and electrics - new

## LOCAL TAXES

Taxe foncière: 3472 EUR

Taxe habitation: EUR

## NOTES