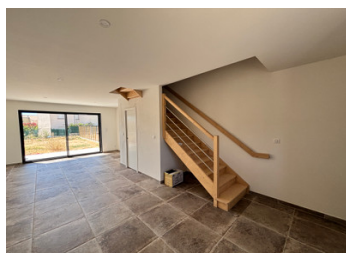


New house/villa with garden



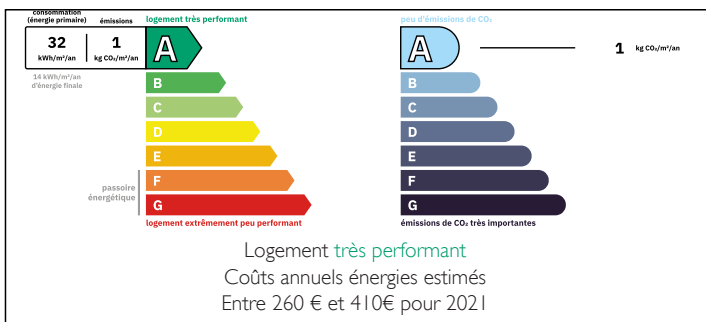
INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	139 m2

IN BRIEF

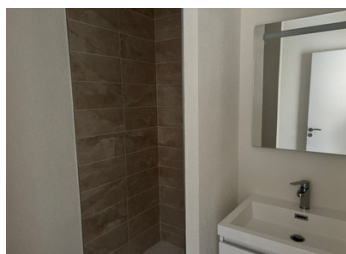
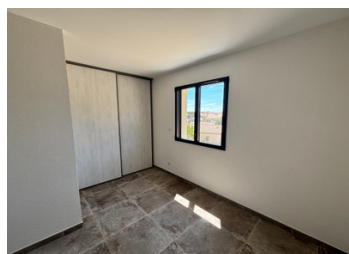
Come and settle into this 3-room house that meets RE2020 standards, just completed! Bright 35m² living room, enclosed garden, 2 large bedrooms with walk-in closets, reversible air conditioning, private parking... Modern comfort just a stone's throw from the centre.

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

Located in the heart of a thriving new residential neighbourhood, this brand new RE2020-compliant house has just been completed and is waiting for you to add your personal touch.

On the ground floor, you will enjoy a spacious and bright 35 m² living room opening onto the terrace and fully enclosed garden, ideal for summer meals or relaxing moments. The kitchen is yet to be fitted, giving you the freedom to design it according to your desires and style.

Upstairs, two large bedrooms with built-in wardrobes offer plenty of storage space. There is also a modern and functional shower room and a separate toilet.

The advantages of this house:

- Private parking space right outside the door
- Double glazing and electric roller shutters (home automation possible)
- Reversible air conditioning in every room for year-round comfort
- Recently built with all manufacturer guarantees

Ideal for a first-time buyer, a young couple or for investing in a property that requires no work, this house allows you to enjoy modern comforts in a quiet and pleasant environment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES