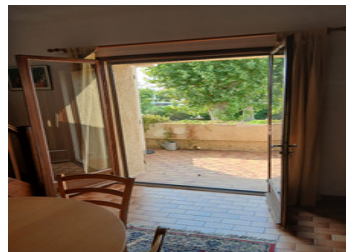


RARE OPPORTUNITY-86 m apartment with view of the Canal du Midi



INFORMATION

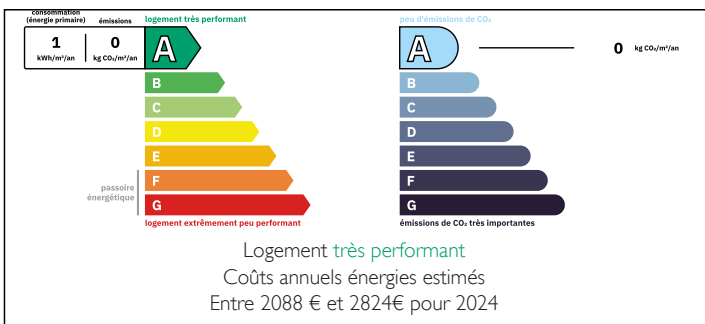
Town:	Capestang
Department:	Hérault
Bed:	2
Bath:	1
Floor:	87 m2
Outside Space:	17 m2



IN BRIEF

IDEAL SECOND HOME. Beautiful duplex apartment with mezzanine and terrace overlooking the Canal du Midi.

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 on the first floor of a very quiet residence along the Canal du Midi, this apartment offers a peaceful living environment in a small town with all amenities.

It features a 5 m² entrance hall opening onto a bright 30 m² living area with an open-plan kitchen, as well as two bedrooms of 6.8 m² and 7.4 m², and a 3.14 m² shower room.

The terrace, equipped with a barbecue, overlooks the residence's garden and offers a lovely view of the Canal du Midi.

Upstairs, a spacious, light-filled mezzanine of over 25 m² can be used as an additional bedroom, an office, or a playroom, depending on your needs.

The apartment also includes a private parking space and a 27 m² garage, both valuable assets in this area.

The town offers an excellent quality of life, with numerous shops, supermarkets, and restaurants. Ideally located, it is just 30 minutes from the sea and close to several airports (six airports within a 2-hour drive), making travel easy and convenient.

Co-owned building of 3 units
Provisional annual charges: 1600€

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

LOCAL TAXES

Taxe foncière: 850 EUR

NOTES