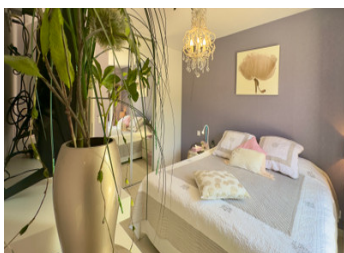


## Contemporary Single-Storey Villa with Pool, Terrace & Garage in Historic Argens Minervois



## INFORMATION

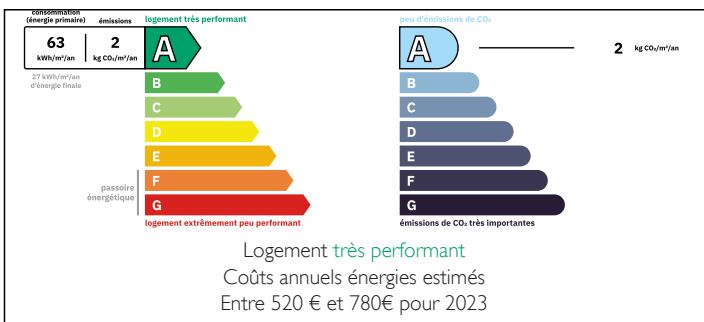
|             |                    |
|-------------|--------------------|
| Town:       | Argens-Minervois   |
| Department: | Aude               |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 95 m <sup>2</sup>  |
| Plot Size:  | 509 m <sup>2</sup> |



## IN BRIEF

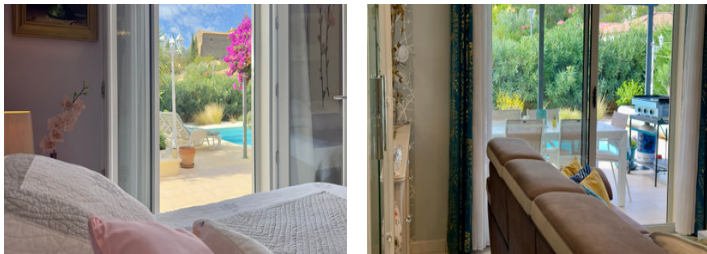
This modern single-storey villa, built in 2018, is located in the picturesque village of Argens Minervois, famed for its 12th-century castle and the UNESCO World Heritage Canal du Midi. Set on a 509 m<sup>2</sup> landscaped plot, the property offers an open-plan living space with a contemporary kitchen, dining area and lounge opening directly onto the terrace and pool. There are three bedrooms, including a master suite with en-suite bathroom, plus a family bathroom, pantry and garage with mezzanine storage. Outside, a 4 x 8 m swimming pool, 144 m<sup>2</sup> tiled terrace with pergola and Mediterranean gardens planted with palms, olive trees and oleanders create the perfect setting for outdoor living. Evening lighting, electric gate, videophone and automated shutters provide comfort and security. The village is lively year-round with events, canal-side restaurants and leisure at nearby Lac des Aiguilles...

## 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 historic village of Argens Minervois – renowned for its 12th-century castle and the UNESCO World Heritage-listed Canal du Midi – this modern villa offers comfort, privacy, and exceptional surroundings.

### Key Features

- 509 m<sup>2</sup> landscaped plot with unobstructed views of the medieval castle
- Single-storey L-shaped villa built in 2018
- Spacious open-plan living area with large modern kitchen, dining space, and lounge
- 3 bedrooms, including a master suite with en-suite bathroom and walk-in shower
- Additional family bathroom with double sinks and Italian shower
- Fitted wardrobes throughout, plus mirrored entrance storage
- Pantry/laundry room and garage with mezzanine storage
- Reversible air conditioning in living room and programmable heating in bedrooms
- Fiber optic internet and TV connections in every bedroom

### Outdoor Living

- 4m x 8m in-ground swimming pool (1.40m depth) with covers and robotic cleaner
- Large 144 m<sup>2</sup> tiled terrace with pergola for shaded dining
- Decorative landscaped gardens with Mediterranean plants (palm, olive, cypress, yuccas, oleanders)
- Rockery and ornamental features with evening lighting highlighting pool and garden
- Electric gated entrance with videophone and remote control access
- Interior and exterior paved parking
- Garden shed, pergola, and low-maintenance planting with irrigation-friendly design

### Location

- Just 20 minutes from Narbonne and 5 km from Lézignan-Corbières with supermarkets, shops, and

## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 1000 EUR |
| Taxe habitation: | EUR      |

## NOTES