

Versatile, single-storey property with gite. Garage, parking, pine-scented garden, swimming pool and land.

EXCLUSIVE



INFORMATION

Town:	Aigues-Vives
Department:	Aude
Bed:	4
Bath:	3
Floor:	179 m2
Plot Size:	7593 m2

IN BRIEF

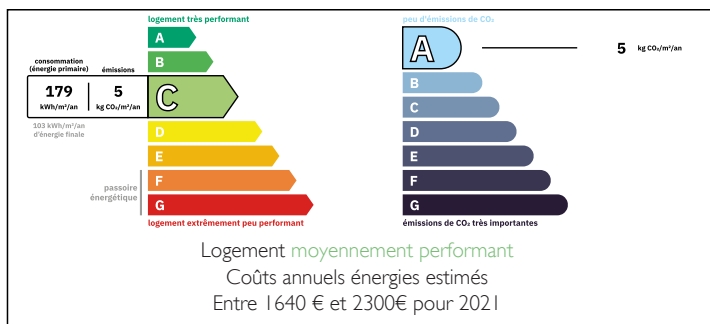
Set in peaceful pine-filled grounds on the edge of Aigues-Vives, this single-storey property offers space, versatility, and modern comfort.

The main house features a bright living room with beams, a sun lounge opening onto the garden, a large fitted kitchen with breakfast bar, and a master suite with en-suite shower.

A separate wing provides superb flexibility – ideal for guests, extended family, or holiday rental income – with its own living room and fireplace, kitchen/dining room, two bedrooms (one en-suite), and a family bathroom.

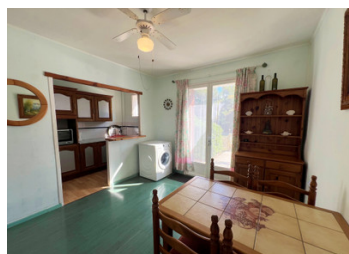
Outside, the private rear terrace and heated swimming pool with sliding cover are perfect for extended summer use. The natural garden is filled with pines, flowers, and a fish pond, while outbuildings include a double garage and large shed

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.



LOCAL TAXES

Taxe foncière: 2120 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A spacious and versatile single storey property, with a large garden, perfect as a permanent residence, holiday retreat, or income-generating property.

On the edge of the quaint village of Aigues-Vives, and set well back from the road in its own grounds, this property provides a lovely peaceful retreat amongst the pine trees.

To the front of the house is a large parking area, with space for a camper van or horse box, and a double garage (36m²) with electric doors.

The front door leads into the main living room (29m²) with exposed beams, air-conditioning, ceiling fan and windows to front and back. The sun lounge (12m²) provides the link between house and garden and is a great place to enjoy the sun all year round.

A short corridor leads to the large and well fitted kitchen (23m²), with an island unit incorporating a breakfast bar, air-conditioning and a door to the back of the house. Outside is the useful utility room / pool room, and a greenhouse.

Beyond the kitchen is the master bedroom (14m²), with French windows, air-conditioning, and an en-suite shower room and WC. This room would also lend itself to use as an office / consulting room for anyone working from home and receiving clients, as it has independent access from the front of the property.

To the left of the living room is the second part of the house which has been used first as accommodation for an elderly relative, and secondly as a successful...