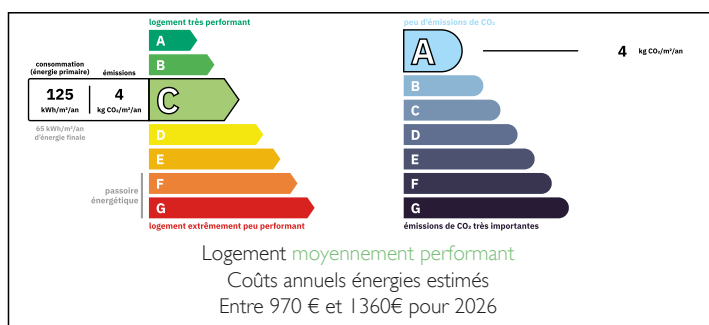


Turnkey town house in the heart of Trèbes with 2+ bedrooms, bathroom and balcony, steps from the Canal du Midi

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Trèbes
Department:	Aude
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	0 m2

IN BRIEF

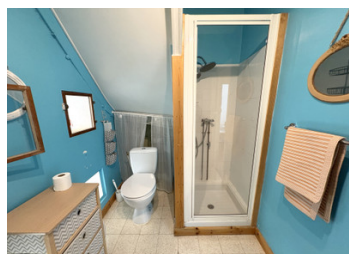
Located in the heart of Trèbes, just 10 minutes from Carcassonne and its famous medieval cité, this town house of approximately 80 m² enjoys an excellent location, within easy walking distance of local shops, restaurants and services, as well as the Canal du Midi.

Arranged over three floors, the property comprises, on the ground floor, a bright living and dining room and a kitchen with a useful storage space. The kitchen can be sold fully equipped, including an electric oven, fridge, dishwasher, crockery and kitchen utensils.

On the first floor, there is a bedroom with access to a small south-facing balcony, ideal for enjoying your morning coffee, together with a bathroom and toilet. The second floor comprises a second bedroom and a small additional room which could be used as an office, dressing room or occasional bedroom, particularly for children.

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: 1119 EUR

NOTES

DESCRIPTION

The house also benefits from a washing machine, fibre-optic internet, a hot-water cylinder and electric heating on the ground floor.

Key features:

- Approximately 80 m² of living space in the heart of Trèbes
- Small south-facing balcony
- Just a few steps from the Canal du Midi
- 2 bedrooms + small additional room/office
- Ideal as a permanent home, holiday home or rental investment
- All local shops and services within walking distance
- Rocadest shopping centre just a few minutes by car
- Fibre-optic internet
- Energy rating: C / A
- Property tax: €1 119

Trèbes offers a good range of local amenities and services, including restaurants, bakeries, butchers, grocery shops, florists, newsagents, local produce shops, doctors, pharmacies, dentists, opticians, hairdressers, banks and more.

The Canal du Midi is just a short walk away, with its attractive quayside, restaurants and boat-hire facilities. The medieval cité of Carcassonne is only 10 minutes away, while the Mediterranean beaches can be reached in approximately 40 minutes.

A charming, ready-to-move-into town house in a sought-after location, ideal as a permanent home, holiday property or rental investment.

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