

Spacious 4 bed single storey home with garden and views in a village with amenities near the Canal du Midi



INFORMATION

Town:	Villepinte
Department:	Aude
Bed:	4
Bath:	2
Floor:	226 m2
Plot Size:	3747 m2

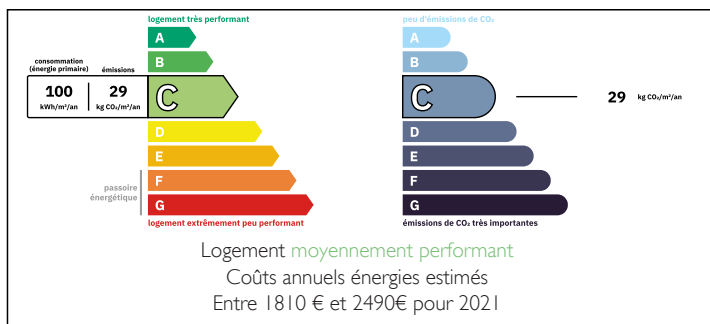
IN BRIEF

On the edge of the village of Villepinte, a short distance from the Canal du Midi, you will find this spacious family home. Surrounded by mature gardens, with hedges ensuring privacy and large trees for shade there is plenty of space to put in a swimming pool should a future owner wish to do so.

The property is on a single level with a large open living and dining area, a partially separated kitchen and access onto the wrap around terrace. There are four bedrooms, one with a dressing room and en-suite, a family bathroom, and a large room that could serve as an office, studio or additional bedroom. There is a generous double garage and a utility room.

The village of Villepinte has a grocery shop, boulangerie and restaurant. The charming town of Bram is just 10...

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: 2675 EUR

NOTES

DESCRIPTION

On the edge of the village of Villepinte, with views of the Pyrenees to the south, a paved driveway leads to this spacious property. Set on a plot of over 3,500 m², it offers plenty of outdoor space and privacy, with mature trees and the possibility of adding a swimming pool if desired.

An open entrance hall welcomes you into the home. To the right is a large living and dining room featuring an ornate fireplace. The kitchen is partially separated from the main living area, making it ideal for entertaining or keeping an eye on children.

Doors from the dining area open onto an east-facing terrace that wraps around both the front and rear of the property, providing a choice of outdoor dining areas throughout the year.

On the opposite side of the house are four bedrooms, one of which benefits from a dressing room and a generous en-suite bathroom. There is also a family bathroom and a separate WC. Completing the accommodation is a large additional room that could serve as a home office, studio, yoga room, hobby room, or flexible workspace.

A practical utility room provides access to the garage, which offers space for at least two vehicles as well as a workshop area. To the rear of the property, there is a small wood store and a convenient area for drying clothes.

The property benefits from oil-fired central heating, double glazing throughout, and an Energy Performance Rating of C.

Villepinte...