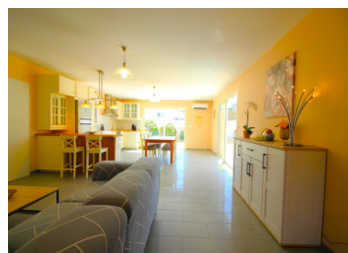


Beautiful modern villa built in 2016 with 3 bedrooms, garden, swimming pool and garage, calm location.



INFORMATION

Town:	Argeliers
Department:	Aude
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	407 m2

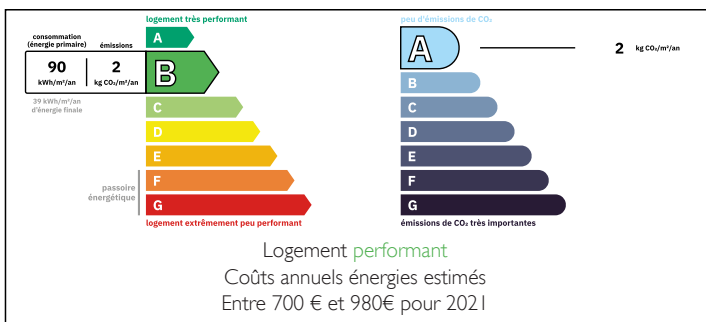
IN BRIEF

Presenting a stylish 3-bedroom villa in the popular village of Argeliers. Finished to a high standard, it offers 120m² of comfortable living space. Step inside the luminous 50m² living area, seamlessly blending with a sleek, fully-equipped kitchen featuring integrated appliances. Double patio doors open onto the garden.

The master suite boasts an ensuite with a bath and walk-in shower, alongside two more spacious bedrooms and a well-appointed family bathroom.

Outside, a low-maintenance, tiled garden surrounds the beautiful 7.5m x 3.5m pool, along with a designated BBQ area. You have an integrated garage and utility area, plus parking at the front. Notable features include double-glazed windows, reversible air conditioning, and a thermodynamic boiler. Offered fully furnished, this move-in ready property is an excellent choice for a holiday home

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

Entrance Hallway: 6.21 m²
Lounge/Dining Area and Kitchen: 50.10 m²
Bedroom 1: 14.01 m²
Bedroom 2: 14.27 m²
Shower Room: 8.13 m²
Master Suite: 14.77 m²
Bathroom: 9.44 m²
Garage/Utility Area: 22.28 m²

Terraced Garden measuring 140 m² and a 7.5m x 3.5m Pool

This house is situated in the charming and welcoming village of Argeliers, located along the scenic Canal du Midi. Within walking distance, you will find a range of amenities, including a restaurant, boulangerie, post office, pharmacy, and a small supermarket. Furthermore, the historical Roman town of Narbonne is just 20 kilometers away, Béziers at 26 kilometers, and the picturesque Mediterranean beaches within a 32-kilometer reach.

For those seeking convenient travel options, this region offers excellent connectivity. There are flights available from airports in Béziers, Montpellier, Carcassonne, Perpignan, and Toulouse. Additionally, the TGV high-speed train service operates from Narbonne, providing direct access to Paris in just over 4.5 hours.

LOCAL TAXES

Taxe foncière: 2230 EUR

NOTES

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