

Charming energy-efficient, single-storey 3 bedroom villa with office, garden, pool in village with amenities

EXCLUSIVE



INFORMATION

Town:	Laure-Minervois
Department:	Aude
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	550 m2

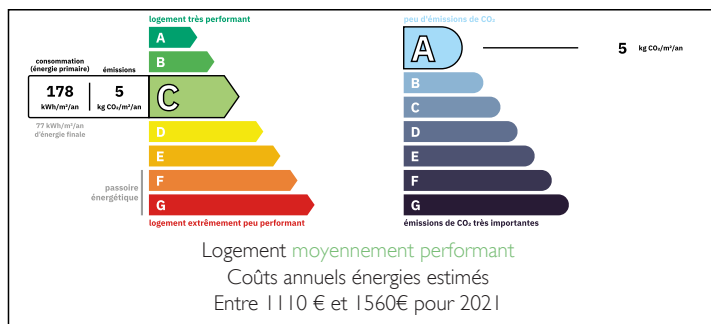
IN BRIEF

Charming, easy to maintain single-storey house in immaculate condition, surrounded by landscaped gardens, terraces and a lovely 9x4m pool . The open-plan living area and kitchen open onto the south-facing terrace. Three double bedrooms with fitted wardrobes, and a spacious bathroom with separate w.c. Utility room, office and workshop. There is a separate garden pavilion, perfect for catching the winter sun. Gated parking area for 2 cars.

The big plus of this house is its energy efficiency, with income-generating solar panels and a contract with EDF until 2029. Reverse cycle air-conditioning.

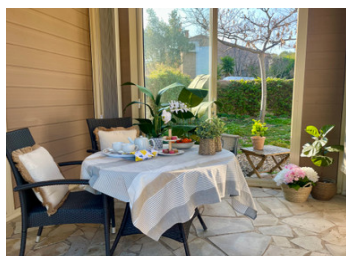
Other labour-saving devices include electric gates, garage door, and solar-powered pool cover. All windows and shutters have been replaced with low-maintenance aluminium.

ENERGY - DPE



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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: 1555 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the edge of the pretty village of Laure-Minervois, this house is perfect for a young family or a retired couple! The current owners have put a lot of thought into making it as energy-efficient and low maintenance as possible, with the added advantage of an. income from EDF for the next 5 years, for the electricity generated by the solar panels. Added to this the immaculate condition of the interior and exterior spaces, the pool and the landscaped garden, it is a little gem not to be missed!

The front door opens into an entrance hall with fitted cupboards, and an archway takes you through to the light-filled open-plan living room and fully fitted kitchen. Attractive rosewood wall units conceal a solar-generated heating panel; and reversible heat pumps in the living room and bedroom area keep the house cool in summer and warm in winter.

The well-designed kitchen has plenty of cupboards, dishwasher, fridge-freezer, convection hob and electric oven. From the dining area, a door leads through to the fitted utility room and office.

The three bedrooms are accessed from the entrance hall, with a door dividing them from the living area. Three double bedrooms with fitted wardrobes, and a spacious bathroom with walk-in shower, washbasin and separate w.c. complete the accommodation.

The living room leads onto the south-facing stone-flagged terrace with open views towards the village and the hills beyond. The 9x4m pool has a...