

Charming renovated village house with potential of development



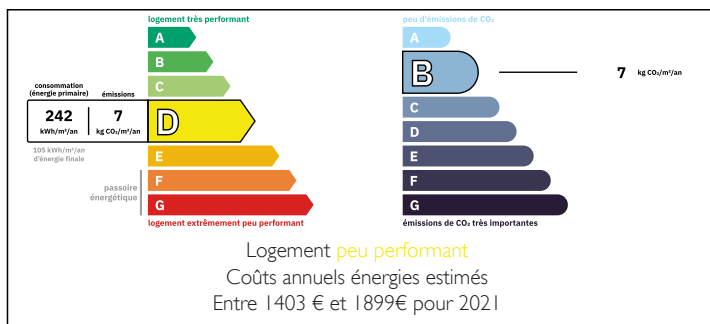
INFORMATION

Town:	Saint-Nazaire-d'Aude
Department:	Aude
Bed:	2
Bath:	2
Floor:	80 m ²
Plot Size:	50 m ²

IN BRIEF

Located in the heart of Saint-Nazaire-d'Aude, this fully renovated village house of 80 m² combines charm and modern comfort. It features 2 bedrooms, 2 bathrooms, a bright living room with access to a 50 m² outdoor space, and a fully equipped kitchen with exposed beams. The 60 m² basement, including a 30 m² garage, offers great potential for development. The house has been renovated with high-quality materials (roof, electricity, plumbing). Just 15 minutes from Narbonne, in a peaceful setting, this property is ideal for those seeking tranquility while being close to amenities.

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: 675 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of Saint-Nazaire-d'Aude, this charming fully renovated village house combines character and modern comfort, with still great potential for development.

80 m² of living space – 2 bedrooms – 2 shower rooms – Basement and garage – Outdoor area of 50 m²

The advantages of this house:

□ A bright living room, providing access to a pleasant outdoor space of 50 m², perfect for enjoying sunny days.

□ A fully equipped kitchen, featuring a superb ceiling height and exposed beams.

□ Two comfortable bedrooms:

- 16 m², spacious and bright

- 9 m², ideal for an office or a child's room

□ Two modern shower rooms, one of which is located in the basement.

□ A 60 m² basement, with a 30 m² garage, offering multiple storage and development possibilities.

□ Additional potential of 60 m², allowing for the creation of three bedrooms and an extra shower room.

Recent and quality renovation: Insulation, roofing, electrical, and plumbing work done with careful materials.

Saint-Nazaire-d'Aude, a privileged living environment.

Just 15 minutes from Narbonne, Saint-Nazaire-d'Aude is a dynamic village sought after for its quality of life. Close to the Canal du Midi, a UNESCO World Heritage site, it offers a peaceful and authentic setting, ideal for nature lovers and those who enjoy walks along the water.

Amenities nearby: schools, shops, restaurants, and essential services, all while benefiting from the tranquility of a typical Minervois village.