

Spacious bright four bedroom contemporary house with charming gardens ,swimming pool and parking.

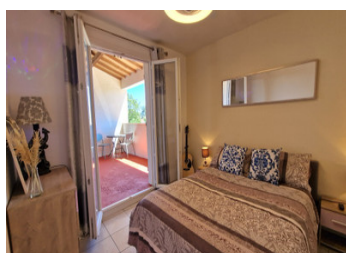


INFORMATION

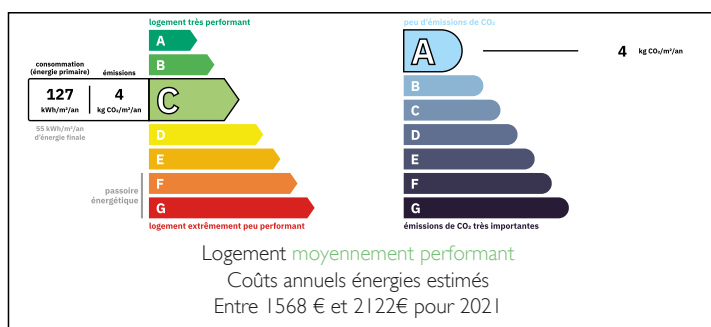
Town:	Trausse
Department:	Aude
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	1188 m2

IN BRIEF

Bright and spacious 158m² 4-bedroom house located in the pretty Minervois village of Trausse, sitting on a plot of 1188m² just a short drive from amenities and vineyards. Recently renovated, the property is in excellent condition throughout. The ground floor offers a generous open-plan living and dining area with a modern fitted kitchen, perfect for family life or entertaining. Downstairs office/ second reception room and shower room. Upstairs, the bedrooms are light and comfortable, with two opening onto a beautiful covered terrace with far-reaching views. The exterior is equally impressive, with a fabulous large covered terrace, saltwater pool, with large sun deck and bar area, mature plants and trees, and several relaxing outdoor areas. To the front of the house is a large gravelled parking area. This is a stylish,...

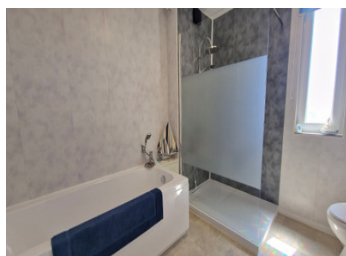


ENERGY - DPE



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: 1833 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property in more detail :

It benefits from reversible air conditioning, double glazing throughout, and sleek tiled flooring, offering year-round comfort and modern style.

The property in more detail:

Ground Floor:

Open-plan Living/Dining Room/Kitchen: 61 m²

Second Reception Room: 11.5 m²

Office: 7 m²

Storage Room: 2 m²

Shower Room /WC: 4.5 m²

First Floor:

Corridor: 10 m²

Bedroom 1: 19 m²

Bedroom 2: 9 m²

Bedroom 3: 9 m²

Bedroom 4: 14 m²

Bathroom with walk-in shower and bath : 8 m²

Covered Terrace with Views: 36 m²

Exterior:

Saltwater swimming pool

Bar area

Good sized garden shed

beautiful gardens