

Well maintained villa in a lakeside holiday complex, near Canal du Midi. 2 bedrooms, 2 bathrooms

EXCLUSIVE



INFORMATION

Town:	Homps
Department:	Aude
Bed:	2
Bath:	2
Floor:	62 m2
Plot Size:	60 m2

IN BRIEF

Great lakeside residence with 2 large swimming pools, Jacuzzi, gymnasium, snack bar, mini golf and children's playground.

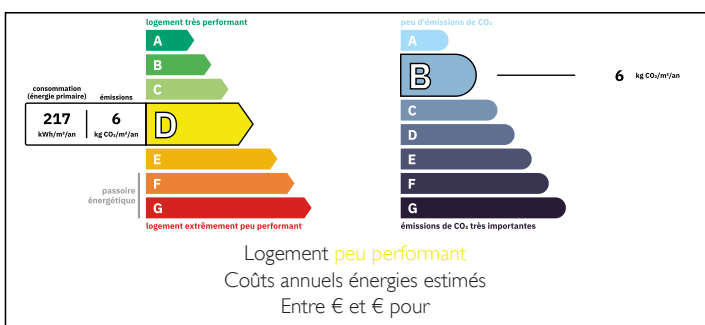
Light, sunny furnished villa for holidays and good rental investment. There is a south-facing terrace for outdoor dining. A short 10 minute walk brings you to a lifeguard- surveyed swimming lake with lakeside restaurant and lawned picnic beach.

Situated in the village of Homps which has supermarkets, service station, hairdresser, post office, several restaurants, 2 wine shops and several other professional services. Only 3 km away is the village of Olonzac, which has one of the best weekly open air markets in the region and provides services year round.

30 minutes to Carcassonne airport and to Narbonne and 50 minutes to the beaches of Narbonne and Guissan.

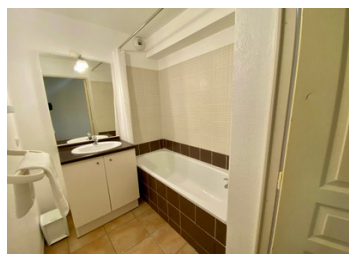
Only a few minutes walk to 7 restaurants bordering the Canal du Midi in...

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.



DESCRIPTION

This fully furnished villa is double glazed, with electric radiators , low maintenance and low charges in this tranquil setting.

The downstairs area has 1 double bedroom and a bathroom fitted with bath/shower, basin and there is a separate toilet. The living area is open-plan and opens out to the wisteria-shaded terrace and fenced garden (approx. 60m2), through double glass doors. The open-plan living area has a lounge area, dining area and kitchen equipped with a dishwasher, hob, microwave and refrigerator.

Upstairs is a second double bedroom and shower room with wash basin.

The little, very private garden looks out onto the countryside ,with uninterrupted views of the smaller lake in the grounds.

The residence has 2 pools and Jacuzzi with gym, restaurant/reception, grocery shop, open in the summer months.

The holiday village is 3 km from Olonzac, 13 km from Minerve, 36 km from Carcassonne, 32 km from Narbonne, and 47 km from Béziers; 48 km from the sea, 2.5 hours from Font Romeu for skiing, and just under an hour and a half from Spain. Airports are: Carcassonne: 37 km, Béziers: 66 km, Montpellier: 122 km and Toulouse: 138 km. Train stations are: Lézignan-Corbières: 17 km, Narbonne and Carcassonne: both 34 km.

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

LOCAL TAXES

Taxe foncière: 1003 EUR

NOTES