LEGGETT IMMOBILIER INTERNATIONAL

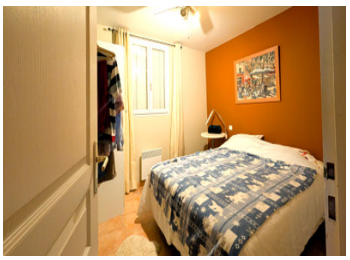
www.frenchestateagents.com

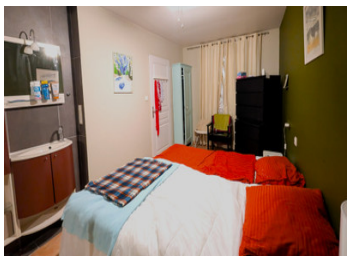
Ref: A42832GA11 Price: 197 000 EUR

agency fees to be paid by the seller

Lovely ground floor apartment , on one level, on the banks of the Canal du Midi-3 bedrooms, garage, garden

EXCLUSIVE





INFORMATION

Town:	Homps
Department:	Aude
Bed:	3
Bath:	1
Floor:	109 m2
Outside Space:	21 m2

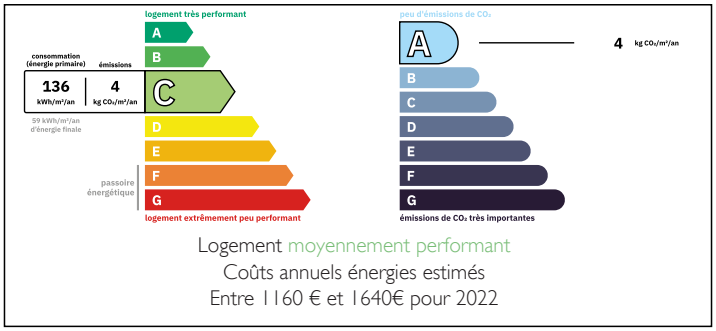
IN BRIEF

This is a spacious ground floor apartment, on one level with a large, covered terrace to the front of the property. The apartment is on the banks of the Canal du Midi, with great views of the boats passing by.

109m² floor space, with 3 bedrooms (8,55m2 8,70m2 14,00m2), 1 shower room with toilet, large basin and fitted cupboard. There is also a separate toilet. The light, open-plan living area is divided into a large sitting and dining area. There is a fully equipped kitchen with granite work surfaces and a storage/laundry room to the back, through swing doors.

There is a garage (55m²) at the rear of the building with roller doors . A small communal garden, laid to shrubs and trees, is at the back of the property.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1160 € et 1640€ pour 2022

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.

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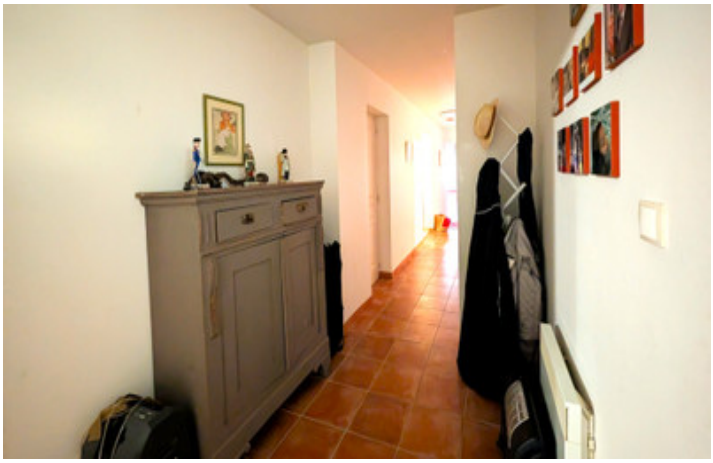

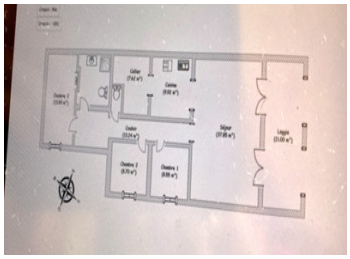

LOCAL TAXES

Taxe foncière:	**1159 EUR**

NOTES

DESCRIPTION

This lovely property is for easy-living, being on one level and designed to be wheelchair-friendly.
The front door is to the side of the building, accessed by the communal driveway. The apartment can also be accessed through the glass terrace doors , at the front, facing the canal.
The large open-plan living and kitchen area have 2 sets of double glass doors leading out onto the covered terrace.
The 2 smaller bedrooms are on the left of the passage. The larger principle bedroom is at the back of the property and has large built-in wardrobes along one wall.
The shower room is fitted, to be wheelchair accessible and there is another separate toilet next door.
The garage for this apartment is located directly behind the building and is fitted with roller doors.
The co-ownership property consists of just 3 apartments, one on each floor so it is very private and quiet. Each apartment has it own garage.
The communal garden, at the back of the property has a rainwater collection butt and a vegetable recycling bin for the residents to use.

The village of Homps lies on the famous Canal du Midi and has several restaurants located on its banks. There is a boat port, from where the hire boats leave and return, on their Canal du Midi excursions. Lac Jouarres is about 1km away and the local airports of Beziers and Carcassonne are within 50-60kms.
The wide sandy beaches of Narbonne and Guissan are 50kms away, where there are many...