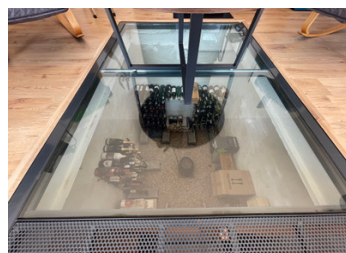


Escalles – a newly built villa style property with 4 bedrooms, open plan living and swimming pool.



## INFORMATION

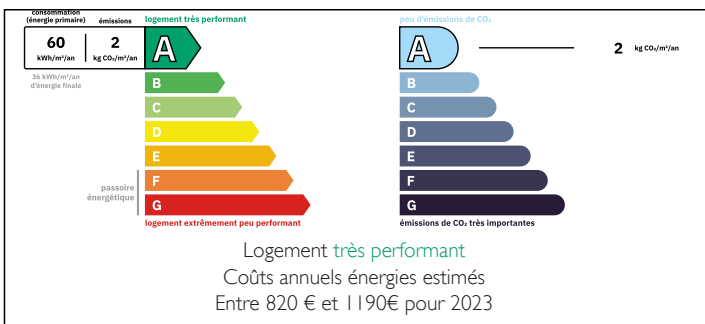
Town:	Escalles
Department:	Aude
Bed:	4
Bath:	2
Floor:	166 m <sup>2</sup>
Plot Size:	1727 m <sup>2</sup>



## IN BRIEF

As you enter this property, you come to a generous sized south facing living space with 3 large sliding doors out to the terrace and swimming pool. The living space has a fully fitted kitchen with an island and a pantry with plumbing for washing machine. In the middle is the dining area and then to the other end the Salon. In the middle of the room is the woodburning stove and a cave under the floor with a glass floor that you can definitely walk on.

## 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.



## DESCRIPTION

Off the hallway you will find 3 bedrooms, a shower room with sauna and a separate WC – all north facing.

At the end of the hallway is the principle suite with bedroom, dressing and shower room with WC. The bedroom has sliding doors out to the terrace and pool.

Also, at the end is access to the garage which could fit a Renault Clio, but as the moment is used for storage.

Outside you have a parking area to the side of the property by the front door.

Along the back of the property is a chemin to the gated field of approximately 600m<sup>2</sup>. This field is constructible (subject to permissions). It has a high covered parking structure, for a mobile home for example. It also has a water recuperation system which collects the rainwater and waters the garden.

To the front of the property you have an enclosed garden, with 2 covered terraces, a swimming pool (15 x 2.7) and further parking.

Escales has an Epicierie, restaurant and post office. More amenities can be found 6kms away at La Redorte. Or if you need the larger shops, you have Lezignan Corbieres 10kms away which is also your nearest train station.

Escales is halfway between Narbonne and Carcassonne in the Minervois/Corbieres region.

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

## LOCAL TAXES

**Taxe foncière: 1444 EUR**

**Taxe habitation: EUR**

## NOTES