

UNDER OFFER Small village house in canal du Midi village, with 2 bedrooms, needing love and care

EXCLUSIVE



## INFORMATION

Town:	Homps
Department:	Aude
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	16 m2

## IN BRIEF

This is a sweet compact village house, in a the sought-after canal village of Homps, in the Minervois Sitting room , kitchen/diner and shower room with basin toilet on the ground floor and a sunny courtyard (16m2)

Two bedrooms (6m2 , 16m2) and office/ living room on the first floor

Stairs up to a large attic (35m2), divided into two rooms, on the second floor. This space could be converted into further bedrooms and a bathroom.

The lively canal village of Homps has several restaurants, a tourist boat port, supermarket and service station, post office and corner shop.

The beautiful Lac Jouarres is 2kms away with a restaurant, non-motorised water sports and picnic and barbeque areas.

Great for walking and biking.

Closest train station -Lezignan - 12kms



## ENERGY - DPE

DPE not required.

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

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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: 265 EUR

## NOTES