



EXQUISITE PRESTIGE HOUSE WITH GARDEN, SWIMMING POOL AND OUTBUILDINGS IN PARAZA

EXQUISITE PRESTIGE
HOUSE WITH GARDEN,
SWIMMING POOL AND
OUTBUILDINGS IN
PARAZA...



PROPERTY FACT FILE	
REFERENCE	A31384IEG11
PRICE	€ 830,000 £ 691,166* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	342 m ²
LAND	400 m ²
TOWN	Paraza
DEPARTMENT	Aude
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Beautifully renovated in top condition
- Extremely private garden and courtyard
- Large bright sunny rooms throughout the house
- Incredible potential for even more development
- In a very popular canal side village

EXQUISITE PRESTIGE
HOUSE WITH GARDEN,
SWIMMING POOL AND
OUTBUILDINGS IN
PARAZA...

Ref : A31384IEG11

This is an exquisite house, lovingly renovated and developed over a period of years. Behind its Iron gates lies a private and beautiful world evoking the dream of living the perfect south of france life. All the rooms are large, bright and beautifully proportioned. At the heart of the house is a new well thought out kitchen designed for

DESCRIPTIF

The house itself stands at the centre of the property entered through large iron gates which lead to a gravelled Mediterranean garden at the front. A driveway at the side of the house leads directly to the extremely private and delightful garden which itself is bordered by a large two story garage, numerous outbuildings and a magnificent swimming pool.

Under the shade of a friendly tree you enter the house through its lovely front door into a bright hallway off which lead all the reception rooms, the kitchen and the magnificent stairway up which lie four large bedrooms on the first floor and the huge open plan apartment with two further bedrooms and ensuite bathrooms on the second floor. This property lies towards the edge of the very popular village of Paraza, famous for its position on the Canal du Midi, its fine Chateau, its wine and its easy access to the Mediterranean and the beach, multiple airports, the TGV at Narbonne, and excellent road transport links.

Béziers airport-45 minutes, Carcassonne airport-40 minutes, Perpignan airport-50 minutes, Montpellier airport- 1 hour and 15 minutes. For intercontinental travel Toulouse airport- 1 hour and 45 minutes, Barcelona airport - 3 hours. TGV at Narbonne - 25 minutes and access to the A9 A 61 -20 minutes.

Ground floor:

- Reception Hallway - 21m2
- Reception room 1 - 26m2
- Kitchen - 29m2
- Reception room 2 - 18m2
- Dining room - 20m2
- Toilet - 4m2

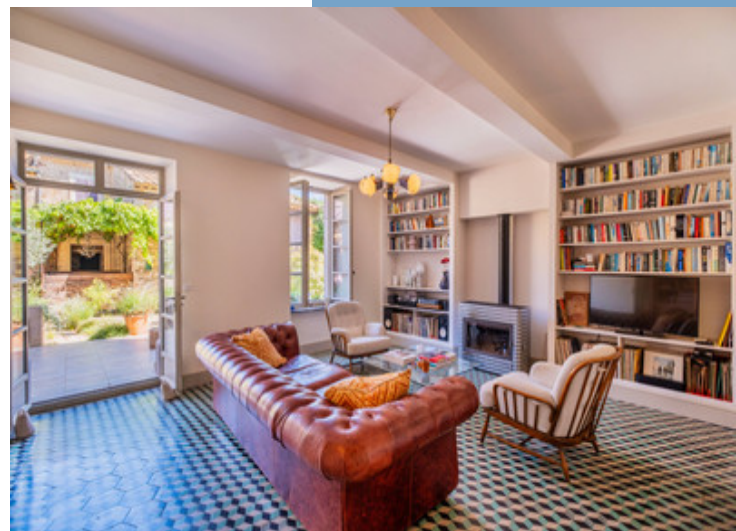
First floor:

- Bedroom 1 and bedroom 2 with en-suite - 55m2
- Bedroom

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31384IEG11>

COMPLETE FILE AND PHOTO ON REQUEST

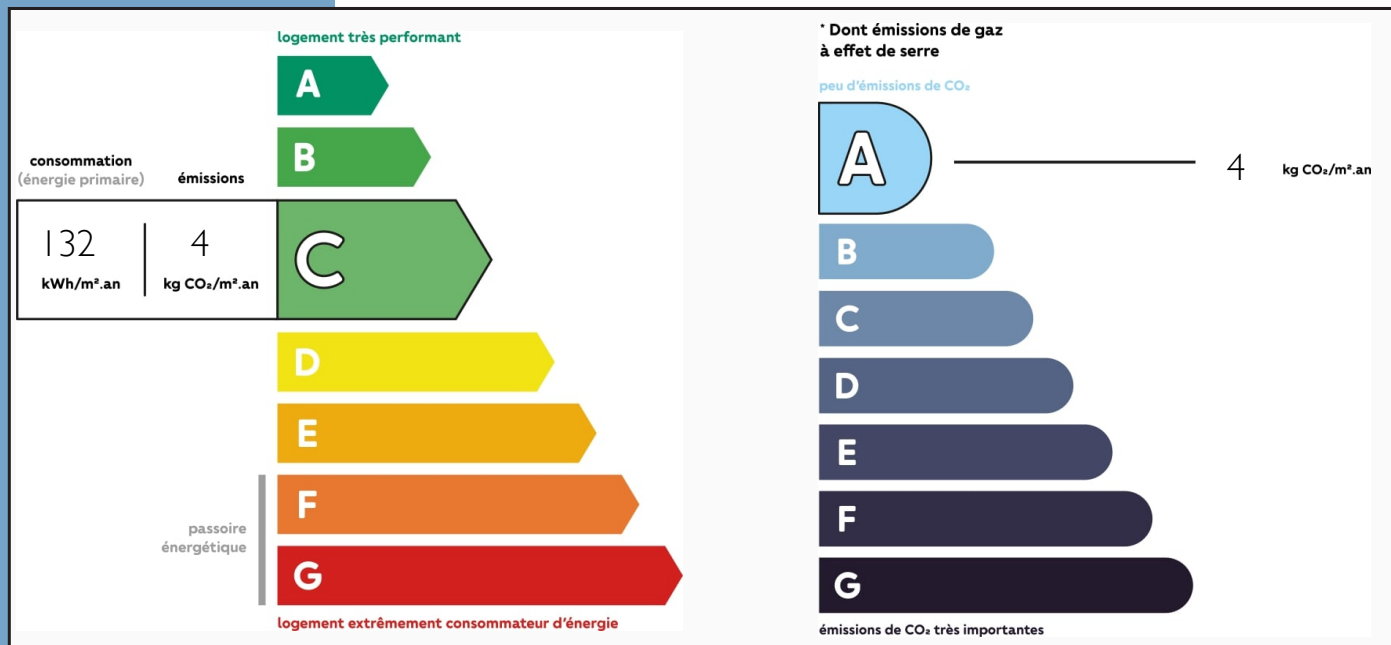


EXQUISITE PRESTIGE HOUSE WITH GARDEN, SWIMMING POOL AND OUTBUILDINGS IN PARAZA...

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

Ref : A31384IEG11

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A31384IEG11
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr