



ELEGANT CANAL-SIDE VILLA WITH SWIMMING  
POOL AND STUNNING VIEWS – A TRUE TASTE  
OF THE SOUTH OF FRANCE

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PROPERTY FACT FILE	
REFERENCE	A39052IEG11
PRICE	€ 749,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	178 m²
LAND	2600 m²
TOWN	Paraza
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Panoramic Views of Vineyards & Pyrenees
- Direct Canal Access with Mooring Possibility
- Top of the line renovation - exceptional quality
- Open Plan bright airy indoor/outdoor living
- All Bedrooms En-Suite with Private Terraces

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This exceptional canal side Villa renovation is unusually well positioned with direct access to the Canal du Midi. It has been lovingly renovated to exacting standards and is turn-key ready for its new owner. Every room has a great or outstanding view. All rooms are bright and airy, with a beautifully appointed kitchen/dining area leading to a

## DESCRIPTIF

A 178m2 canal-side modern villa with direct access to the Canal - Indeed the property line unusually borders the canal itself. The house is laid out with indoor/outdoor living in mind and sits high within its grounds with almost all windows and doors facing the Canal and the magnificent views of the Pyrenees with beautiful vineyards in the foreground.

Ground floor:

Kitchen/dining room - 38,7 m2

Back kitchen - 13,5 m2

Living room - 27 m2

Office/study - 9 m2

Hallway - 11 m2

Toilet - 2,6 m2

First floor:

Landing - 8,2 m2

Bedroom 1 - 18 m2

En-suite 1 - 5,5 m2  
with balcony - 3,2 m2

Bedroom 2 - 13,4 m2

En-suite 2 - 3,9 m2  
with balcony - 2,8 m2

Bedroom 3 - 18 m2

Ensuite to bedroom 3 - 5 m2  
with balcony - 15 m2

South terrace area - 120 m2

East terrace area - 17 m2

Pool - 9m x 4m

Pool surrounds 100 m2

Car port 15 m2

Garage 19m2

Utility room 3,7m2

General:

Heating - Electric radiator high performance

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39052IEG I I>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

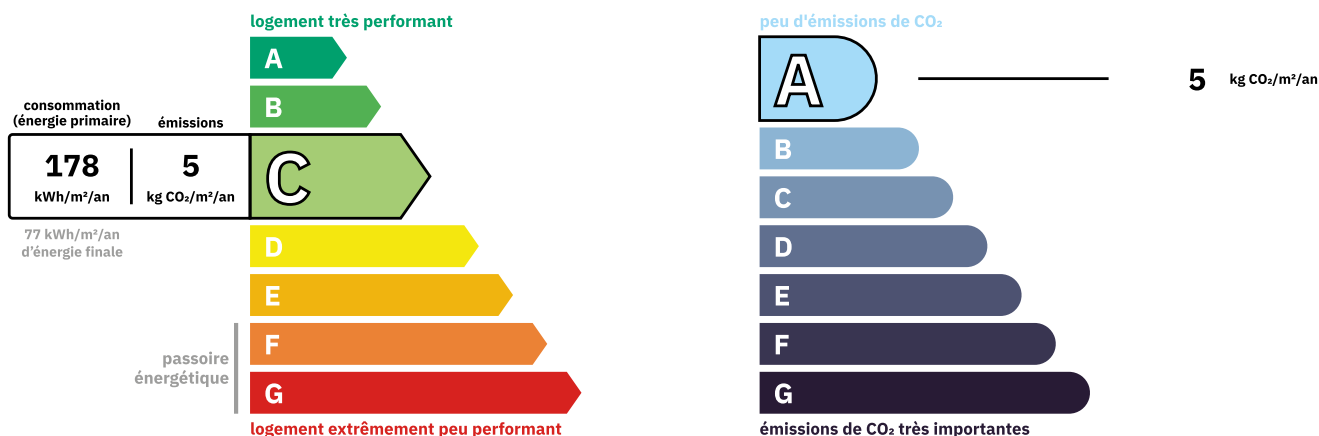
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property Moderately efficient  
Estimated annual energy costs  
between 2400 € and 3290€ for 2021

## NOTICE

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I: 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.

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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

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AND PHOTOS  
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