



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 325,000€ (incl. agency fees payable by vendor)

Detached villa with land and pool on the outskirts of popular Canalside village



Well maintained villa offering approximately 130m² of habitable space comprising 4 bedrooms and 3 bathrooms, on a vast plot of land of over 2300m² with pool and garage, in a semi-rural location but within walking distance to the heart of the village.

Built in the 1970s, this two-storey villa nestles in the midst of the large grounds, in a completely secluded and tranquil setting. On the ground floor, a hallway opens onto a salon to one side. The salon has a 'Languedocienne' fireplace and French doors opening onto a terrace and the swimming pool. To the other side of the hall is a fully fitted kitchen, with French doors opening onto the terrace. There is also a bedroom and a good-sized bathroom on this floor.

On the first floor, there are three further bedrooms. The master bedroom has an en-suite shower room, and there is also a large family bathroom.

Outside, the vast grounds encompassing the house comprise mature Mediterranean plants and trees. The 10m x 5m pool is surrounded by a wide tiled terrace and there are spacious terraces to the front and back of the house for outdoor dining and relaxing. To the side of the house is a garage of 25m.

The property is in good condition throughout and does not require any further works. It has a distinctive "countryside" feel to it, yet it is situated only minutes from the main village and less than 20 minutes from Narbonne city centre.

Ground Floor:

Entrance hall – 10m²

Living room – 35m²

Kitchen – 21m²

Bedroom 4 – 9m²

Bathroom – 4.7m²

1st Floor:

non contractual information

Pullen Real Estate, L'Ecurie, 6 Rue d'Alsace, 11120 St. Marcel sur Aude • info@pullenfrance.com • +33 (0)4 68 48 84 03

CPI 1102 2018 000 032 773, délivrée par le CCI Aude • Siret: 482 177 854 RCS Narbonne



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

Bedroom 1 (plus en-suite) – 18m²

Bedroom 2 – 10m²

Bedroom 3 – 12m²

Bathroom – 7.5m²

Hall – 3m²

General:

Electric radiators throughout

Air-conditioning units x 2

Mains drainage

Smoke alarm

Pool robot included in sale

Tax Foncière approx. 1200€p.a

Location:

Sallèles d' Aude - a beautiful and welcoming village with more than a thousand years of history on the banks of the Canal Du Midi with all commerce including 3 restaurants, grocery store and large supermarket, 15 minutes from Narbonne, 30 minutes from Beziers, 45 minutes from Carcassonne and Perpignan and half an hour to the beach

****non contractual information****

Pullen Real Estate, L'Ecurie, 6 Rue d'Alsace, 11120 St. Marcel sur Aude • info@pullenfrance.com • +33 (0)4 68 48 84 03

CPI 1102 2018 000 032 773, délivrée par le CCI Aude • Siret: 482 177 854 RCS Narbonne