



# 1 Bedroom Villa,

11120, Saint-Nazaire-D'aude, Aude, Occitanie

\* Available \* 1 Bed \* 1 Bath \* 260m2

In its own grounds on the edge of the village of St Nazaire in the South of France. Complete with separate ground floor 3 bedroom (en suite) apartment, ideal for holiday season or long let or B & B rental income.

## €280,000

Ref: Paradis

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**French Entrée** 

## Property Description

The house was constructed in 1979 and has been the subject of an extensive renovation between 2000/2008. Full double-glazing was added in 2006. The property is finished with a pebble; crepi exterior with a pan tiled roof.

The Villa stands in a beautiful matured garden with automatic watering. There are shrubs, roses, fruit trees, apricots, cherries, plums, and vines with red & white grapes. There is also a Mediterranean garden with semi-tropical plants. An antique vineyard pump stands on a small paved area with an electric power point for a fountain. A 5m diameter above ground octagonal pool with a changing, shower and toilet room adjacent. There is also a small chalet, which can be used for workshop and storage. Next to the pool there is a Pergola with wisteria and other climbing plants to give welcome shade from the sun. All this stands on a large paved patio.

There is a large pan-tiled lean-to car port to the side of the villa to give essential shade for your car in the summer months. This could easily be converted into a garage and a garage door is already available for this.

The villa and grounds are entirely surrounded by a 2-m high privacy wall with a locking entrance gate. There is a large paved courtyard (beautiful interlocking paved cobbles) with more than adequate parking for 4 cars.

### Location/Area:

The property is located on the edge of St Nazaire D'Aude a small village on a quiet road only 8 km from the Cathedral city of Narbonne. Close by are village shops, pharmacy, health centre with doctors & dentist, Post Office, restaurants & schools (brand new college, opened 2007). There are further shops, a Pharmacy, a Health Centre and 2 super-markets approx 1 to 2 km away in the village of St Marcel.

At Somail (1km) which is on the Midi Canal (Rick Stein passed through here on his Mediterranean Canal trip!!), there are restaurants and a bar, electric boat hire, day cruises and cycle hire. At Homps (also on the Canal du Midi) there are many good restaurants and Lake Juarez is close by where you can sunbathe and swim. There is also a restaurant at the lake. Narbonne is one of the sunniest regions of France noted for an average of over 300 days of sunshine per year!! St Nazaire itself is on the fringes of the famous Corbieres and Minervois wine producing regions. The golden sandy beaches of the Mediterranean with its beach resorts of Gruissan, Narbonne Plage and St Pierre are only approx 20 minutes drive time where you will find all the water-sport facilities. The famous walled medieval city of Carcassone is only a forty minute drive.

### Transport:

There are main airports at Carcassonne (40mins), Béziers (30min), Perpignan (1hr), Montpellier (1hr) and Toulouse (1.5hrs). The TGV train runs a daily high speed service between Montpellier and London and there is a station at Narbonne. Ryan Air currently operates several flights to the UK (London Stansted, Liverpool & West Midlands) from Carcassonne, Bristol to Beziers. See comprehensive Transport Details by clicking this button

### Villa Paradis:

Total Bedrooms: 6

En-Suites: 2

Separate shower and toilet 1

Separate Bathrooms: 1

Heating: Gas fired central heating in main house The Frisquet Prestige unit with Eco Radio Control System was installed in 2003 complete with 1600 litre underground gas storage tank).

Cooling: Reversible heat/air conditioning units both floors (2004/2006)

Services: Mains electricity, water & sewage (gas...see above)

Total habitable area 260m<sup>2</sup> (Areas are approx and subject to verification by notaire)

Land area 1050m<sup>2</sup> (Areas are approx and subject to verification by notaire)

1st floor: Being the apartment inhabited by the owners.

The Main House is located entirely on the 1st floor and accessed from the front of the house (patio/courtyard/parking area) by an exterior terrazzo marble stairway with wrought iron railings.

Floors: Tiled throughout to imitate parquet flooring.

Heating/Cooling: The 1st floor has Gas fired central heating with radiators in all rooms except the Breakfast room. The heating unit, operating on propane gas with a 1600 litre underground tank in the front garden, was installed new in 2003. It is a 30kw capacity unit and provides hot water for both floors. The sitting and dining area also has a high output reversible air conditioning unit.

Living/Dining Area: (28m sq) L Shaped combined open plan living/dining area with large attractive (and functional should you so desire) French style open-hearth fireplace, (book shelves on either side), plus a built in mini bar. Heating via conventional radiator, plus a virtually new (2009) Panasonic remote controlled high output reversible heating/air conditioning unit in this room. Large double-glazed window to exterior as well as large double patio doors (double-glazed).

Breakfast Area: 3.7m x 3m (9m<sup>2</sup>). Breakfast area is equipped with fitted counter tops and wall cupboards with a gas hob with hood, and electric oven. There is also a double sink. Double-glazed window to front.

Kitchen: 2.7m x 4.5m (12m<sup>2</sup>) Fully equipped with double sink, cooker hood, oak fronted wall cupboards and worktops. Access to the ground floor utility room via enclosed (and lockable) stairway. There is a loft ladder that leads to a partially floored loft suitable for storage. Double-glazed window to exterior.

Bedroom 1: 3.6m x 2.8m (10m<sup>2</sup>). Large double bedroom with built in wardrobe and linen cupboard, conventional radiator and double glazed window to exterior. Currently used as an office with telephone line with ADSL access for computer.

Bedroom 2: 4m x 3.5m (10m<sup>2</sup>). Large double bedroom complete with reversible air conditioning/heating unit (which is large enough to cool the entire 1st floor bedroom and bathroom area if required). Built in wardrobe.

Bedroom 3: 4m x 2.3m (9.2m<sup>2</sup>) Single bedroom or study with conventional radiator & double glazed window to exterior.

Bathroom: 2.7m x 1.7m (5 m<sup>2</sup>): Full bath with a thermostatically controlled shower, plus modern vanity unit with sink, mirror & cupboards. Conventional radiator & small double glazed window to exterior. The WC is separate from the bathroom.

ALL the windows on the 1st Floor have Venetian Blinds and all are double-glazed.

There are adequate power points in all rooms..

Apartment (Ground Floor): Holiday, Long Let or family accommodation.

This is a completely separate apartment that the owners currently either rent as self-catering holiday accommodation, Long Let or use for Bed and Breakfast.

Floors: Tiled throughout

Heating/Cooling System: Living area: Reversible air conditioning/ heating unit, only 3 years old. Bedrooms are

heated by individual electric heating. The central heating unit on the first floor (main house) also heats the water for the ground floor but this can easily be split off to make the ground floor totally independent if required

Living area: 9 x 5 m, (45m<sup>2</sup>) with double patio door out to Barbecue area, Satellite TV Connections, separate telephone connection is available if required. There is a built-in Cocktail Bar in one corner of the room. There are fitted Kitchen units with a tiled worktop, a Creda Cooker with Ceramic top and conventional and fan oven with extractor hood. A freezer and refrigerator, and microwave.

Bedroom 1: Chinese Room 4.6m x 3.7m, (17m<sup>2</sup>). Large double room with a large double glazed window to exterior with drop down exterior blind. Private shower room with thermostatically controlled shower, WC & wash basin. Wall mounted thermostatic controlled electric wall heater. Air conditioning.

Bedroom 2: Blue Room 4m x 3.6m, (14.4m<sup>2</sup>). Large double room with double glazed window to exterior with drop down exterior blind. En Suite with WC and thermostatically controlled shower. Separate vanity unit in the Bedroom with wash basin, large mirror with lights and shaving socket. Wall mounted thermostatic controlled electric heater. Cooling unit.

Bedroom 3: Pine Room 4m x 3.3m, (13.2 m<sup>2</sup>) Large double room. En suite with WC and thermostatically controlled shower, separate vanity unit with hand basin cabinet lights and shaving socket over in the Bedroom, Wall mounted thermostatic controlled electric wall heater. Air conditioning.

Utility Room: 4.7m x 4m, (18.8m<sup>2</sup>). Large utility room with power points, water and drainage for washing machine etc. There is a washing machine, commercial roller iron and 2 linen cupboards. Stairway to upper floor.

NB: Please note that all given surface areas are subject to legal verification by the notaire.



## Gallery

