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## Superb Maison De Maitre With 300 M2 Of Living Space, Lovely Courtyard...

**Bize Minervois , Aude , Occitanie**



**€695,500**

inc. of agency fees

6 Beds

7 Baths

Village with shops and restaurant, 10 minutes from Capeatang and Bize Minervois, 20 minutes from Narbonne, 30 minutes from Beziers, 30 minutes from Narbonne Plage. Magnificent mansion (former B&B), a majestic...

### At a Glance

**Reference** MFH-LFR-MBC695500E

**Bed** 6

**Near to** Bize Minervois

**Bath** 7

**Pool** No

**Price** €695,500

**Land Tax** N/A

### Property Description

Village with shops and restaurant, 10 minutes from Capeatang and Bize Minervois, 20 minutes from Narbonne, 30 minutes from Beziers, 30 minutes from Narbonne Plage.

Magnificent mansion (former B&B), a majestic residence for sale, offering 300 m<sup>2</sup> of luxurious living space. This impressive home features five bedrooms with ensuite bathrooms, totaling six bedrooms and seven bathrooms, ensuring comfort and privacy for the whole family and guests. With a facade in exposed stone exuding character and a charming inner courtyard, this place offers a perfect blend of traditional elegance and modern amenities.

Ground = 24 m<sup>2</sup> entrance hall + 21.5 m<sup>2</sup> lounge + 33 m<sup>2</sup> living/dining room with beautiful fireplace + 11 m<sup>2</sup> fitted kitchen (sink, hob, dishwasher) + WC with washbasin.

1st = 16.2 m<sup>2</sup> hall + 21.1 m<sup>2</sup> bedroom + 10 m<sup>2</sup> bathroom (bath, shower, 2 washbasins) + 3.6 m<sup>2</sup> shower room (shower, WC) + 19.6 m<sup>2</sup> bedroom en suite with 3.5 m<sup>2</sup> bathroom (bath, washbasin, WC) + 10.8 m<sup>2</sup> bedroom/study/dressing room.

2nd = 15 m<sup>2</sup> hall + 13 m<sup>2</sup> en suite bedroom with 2.8 m<sup>2</sup> shower room (shower, washbasin, WC) + 15 m<sup>2</sup> en suite bedroom with 2 m<sup>2</sup> shower room (shower, washbasin, WC) + 18.8 m<sup>2</sup> en suite bedroom with 3 m<sup>2</sup> bathroom (bath, washbasin, WC) + 15 m<sup>2</sup> en suite bedroom with 3 m<sup>2</sup> bathroom (bath, washbasin, WC) + 16.5 m<sup>2</sup> study.

Exterior = Beautiful 100 m<sup>2</sup> courtyard with barbecue.

Annex = Old wine storehouse of 118 m<sup>2</sup> with an upper floor that could be converted + plot of land to the side of the wine storehouse of 29 m<sup>2</sup>.

Miscellaneous = House in excellent condition + fireplace, oil-fired central heating + estimated amount of annual energy consumption for standard use: between 3594 € and 4862 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of about 4300 €/year + possibility of negotiating some furniture.

Price = 695.500 € (Superb !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 51147

Property Size: 300 m<sup>2</sup>

Property Lot Size: 441 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 7

Reference: MBC695500E

**Other Features**

Immediately Habitable

Outside space

Prestige

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	6
Bathrooms	7
Price	€695,500

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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