Click to view MFH-MSA74671

# Lovely village house in the Minervois

Trèbes, Aude, Occitanie



€199,500

inc. of agency fees

3 Beds 2 Baths 120 sqm

Lovely stone house with an outside courtyard terrace facing south in a village with shops located 12 minutes from Carcassonne.

#### At a Glance

ReferenceMFH-MSA74671Near toCarcassonnePrice€199,500

Bed 3 Bath 2 Hab.Space 120 sqm

Pool No Land Tax €709.00

**Property Description** 

Charming renovated stone village house located in the heart of the village with a lovely south-facing courtyard. The house is conveniently close to shops, 6 minutes from Trèbes, 12 minutes from Carcassonne and its main commercial area, and 20 minutes from the international airport.

The property offering 120 sq.m of living space features spacious, well-lit interiors and is well-maintained. On the ground floor, there is a living/dining room, a kitchen with a cosy dining area, a pantry/laundry room, and access to the garage with mezzanine storage.

*Upstairs*, there is a living room, a bedroom, a bathroom, and a separate toilet. The top level includes a second bedroom with views of the Black Mountain, an ensuite with toilet and closet, a bathroom with a shower, and an office that can be used as an additional bedroom.

## The Accommodation

## The ground floor

- entrance -living room and dining room 16 sqm
- fully fitted kitchen 16.86 sqm
- outside court 26 sqm
- cellar and laundry room 6.02 sqm
- garage for a little car and mezzanine for stock 17 sqm

#### The first floor

- landing 2.19 sqm
- bedroom 1 19.92 sqm
- living room 18.33 sqm
- bathroom 1 1.60 sqm

#### The second floor

- landing 2 2.19 sqm
- bedroom 2 18.53 sqm
- bathroom 2 with bath and shower 10.21 sqm
- office or bathroom 3 with little work 8.16 sqm
- toilet and cupboard 1.50 sqm

## **Additional Information**

- double glazing
- insulation under roof
- electric fireplace
- courtyard
- recent boiler
- oil central heating
- small garage
- stone staircase and wrought iron, etc...

# The Area and Access

- close by foot to all amenities in the village
- Trèbes at 7 minutes with many shops, bank and other services
- Carcassonne at 12 minutes and airport at 20 minutes

## **Environment & Surroundings**

Near
Airport/Ferries?

Near to Shops? ✓

Near to Schools? ✓

Near to a Golf

Course?

Is near the Coast? ✓

Mountain View? ✓

### **And Before You Ask**

Exposure: South

Heating System: Central

heating (oil)

Reason for selling: Retiring

Currently lived in: Yes

Condition of Roof: Very good

condition

Drainage: to mains

town system

Connected

Gas Supply:

for cooking

Land Tax: €709.00

**Summary** 

Property type: Village house

Bedrooms: 3

New Home? No

Bathrooms 2

Price €199,500

**Key Information** 

Internal Area: 120 sqm

Floor: 3

Property Features:

House with

character

Lovely village

close to

Carcassonne

amenities close

• calme area

close to many

important spots

easy

maintenance for

holiday home

Has an Office /

Yes

Study?

Has a Terrace? Yes

Has

ADSL/Broadband?

Yes

**Location: Occitanie** 



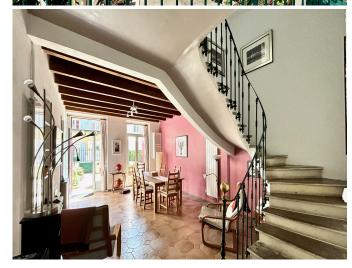
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C. BAUER - Sunday Times

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#### S. and L. BROWN



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