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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

Reference MFH-MSA74671

Near to Carcassonne

Price €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:	Connected to mains town system
Gas Supply:	Gas bottles 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 / Study?	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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