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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
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Has a Terrace?	Yes
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Has ADSL/Broadband?	Yes
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## Location: Occitanie





## Gallery











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**S. and L. BROWN**



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