

[Click to view MFH-MSA76963](#)

A Rare Pearl in the Heart of a Medieval Village

Homps , Aude , Occitanie



€178,000

inc. of agency fees

3 Beds 1 Baths 95 sqm 11 sqm

A rare gem, combining historic charm and modern comfort set in the heart of a charming medieval village of the Aude. 10 minutes from Lezignan and 20 minutes from Narbonne.

At a Glance

Reference	MFH-MSA76963	Near to	Narbonne	Price	€178,000
Bed	3	Bath	1	Hab.Space	95 sqm
Land	11 sqm	Pool	No	Land Tax	€750.00

Property Description

This house is a rare gem, offering a combination of historic charm and modern comfort. It is located in the heart of a charming medieval village and dates back to the 12th century. The house has been completely renovated and spans an area of 95 sqm.

Upon entering the house, you will be greeted by a bright living room with a view of the interior courtyard, perfect for serene relaxation. The well-equipped kitchen with exposed stone walls provides an authentic setting for preparing delicious meals.

Upstairs, there are two spacious bedrooms, a dressing room, a modern shower room, and a separate toilet, providing ample space for comfort. The top level features a charming attic bedroom, a cosy living room, and access to a sunny upper terrace without any overlooking, allowing for private and peaceful enjoyment of beautiful days.

The house is equipped with a pellet stove, electric heaters, double-glazed windows for optimal insulation, a water heater, and a mechanical ventilation system. The convertible attic and the recently redone roof further enhance the value of this unique property.

The interior courtyard serves as an additional living space, ideal for outdoor meals and enjoying the tranquil surroundings.

The village has a school, and the first shops offering bread, tobacco, and petrol are just 3 minutes away. Lézignan is only 10 minutes away, Narbonne is 20 minutes away, and Carcassonne, with its international airport, is 35 minutes away.

This property offers an exceptional living environment in a medieval village steeped in history and character. It is an ideal choice for those seeking a primary residence or an authentic holiday home.

The Accommodation

The ground floor

- living room - 14.61 sqm
- dining room - 12 sqm
- fully fitted kitchen - 12.91 sqm
- court - 10 sqm

The first floor

- landing - 6.11 sqm
- bedroom 1 - 13.43 sqm
- bedroom 2 - 7.80 sqm
- shower room - 3.03 sqm
- toilet - 1.14 sqm

The second floor

- living room 2 - 11.02 sqm
- bedroom 3 - 13.99 sqm
- upper terrace - 5.80 sqm
- attic - 16 sqm

Outside

- courtyard with no overlooking from neighbours
- easy maintenance
- stone walls

Additional information

- Wood burner in living room with pelets

The Area and Access

- villages with amenities and services close
- house in the historical center of the village

Don't miss the opportunity to discover this property, where every detail has been carefully thought out for comfortable living.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓

And Before You Ask

Heating System:	East
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Gas bottles for cooking
Land Tax:	€750.00

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€178,000

Key Information

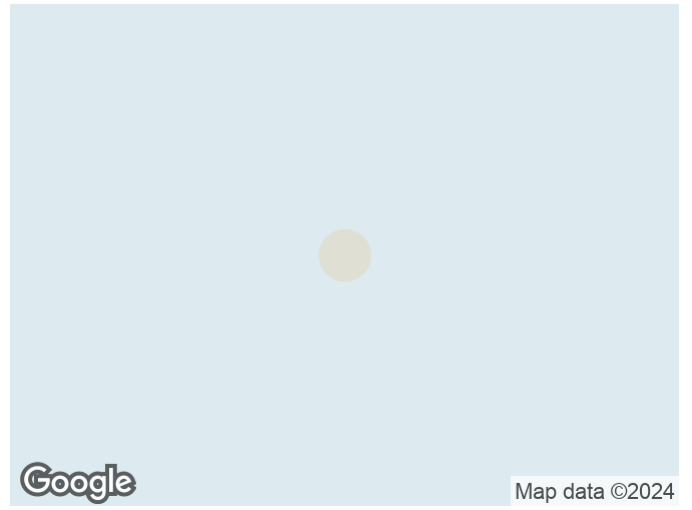
Year Built:	1880
Internal Area:	95 sqm
Land Area:	11 sqm
Floor:	3
Number of Fireplaces:	1

Property Features:

- House full of Charm
- Private inside court
- Upper terrace for sunbathing
- all renovated
- cute typical village in the Minervois
- seaside at 30 minutes

Has Attic Space:	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates