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Beautiful Character House With 4 Bedrooms, 2 Bathrooms And Full Of Charm

Caunes Minervois , Aude , Occitanie



€159,500
inc. of agency fees

4 Beds

2 Baths

Pleasant village in the Minervois area, with grocery, restaurant and hair dresser, located at 5 minutes from Rieux-Minervois (all shops), 15 minutes from the Jouarres lake and 25 minutes from Carcassonne...

At a Glance

Reference	MFH-LFR-TC159500E	Near to	Caunes Minervois	Price	€159,500
Bed	4	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Pleasant village in the Minervois area, with grocery, restaurant and hair dresser, located at 5 minutes from Rieux-Minervois (all shops), 15 minutes from the Jouarres lake and 25 minutes from Carcassonne and its airport !

Beautiful character house dating from the 18th century (1768), with a living space of 102 m² offering 4 bedrooms, 2 bathrooms/shower rooms, a lounge and a kitchen. Full of charm with original features (old tommette-tiles, beautiful doors, original fireplace). In the heart of the village !

Ground = Entrance of 8.79 m² + lounge of 14.25 m² + kitchen of 15.64 m² with fireplace and original sink.

1st = Hall of 3.62 m² + bedroom of 13.83 m² + shower room of 3.56 m² (basin, WC, shower, towel dryer) + bedroom of 12.21 m² with beautiful original cupboards.

2nd = Hall of 2.70 m² + bathroom of 3.61 m² (bath, WC, sink, beautiful old tiled floor) + bedroom of 13 m² with cupboard + bedroom of 11 m².

Extras = Tiled floor + wooden shutters + electric heating + new roof, electricity and plumbing + on main sewage + estimated amount of annual energy consumption for standard use: between 1820 € and 2500 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 400 €.

Price = 159.500 € (Full of charm !)

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

Property Id : 57568

Property Size: 102 m²

Property Lot Size: 36 m²

Bedrooms: 4

Bathrooms: 2

Reference: TC159500E

Other Features

Immediately Habitable

Latest properties

Rental Potential

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€159,500

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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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.

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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.

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