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

Caunes Minervois , Aude , Occitanie



# €148,500

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

<b>Reference</b>	MFH-LFR-TC159500E	<b>Near to</b>	Caunes Minervois	<b>Price</b>	€148,500
<b>Bed</b>	4	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup> 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 m<sup>2</sup> + lounge of 14.25 m<sup>2</sup> + kitchen of 15.64 m<sup>2</sup> with fireplace and original sink.

1st = Hall of 3.62 m<sup>2</sup> + bedroom of 13.83 m<sup>2</sup> + shower room of 3.56 m<sup>2</sup> (basin, WC, shower, towel dryer) + bedroom of 12.21 m<sup>2</sup> with beautiful original cupboards.

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

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 = 148.500 € (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](http://georisques.gouv.fr)

Property Id : 59634

Property Size: 102 m<sup>2</sup>

Property Lot Size: 36 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: TC159500E

### **Other Features**

Immediately Habitable

Rental Potential

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€148,500

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



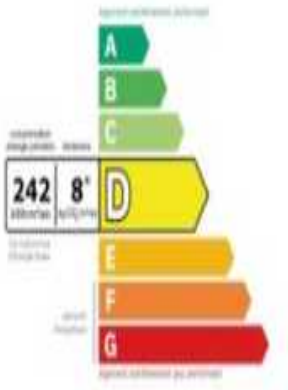
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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with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

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.

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