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## Single Storey Villa With 3 Bedrooms, 2 Shower Rooms, A Garage And An Independent...

Rieux Minervois , Aude , Occitanie



# €341,000

inc. of agency fees

3 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-TR352000E	<b>Near to</b>	Rieux Minervois	<b>Price</b>	€341,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### 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 !

Single storey traditional villa built in 2005 with a living space of 106 m<sup>2</sup>, offering 3 bedrooms (of which one master), 2 shower rooms, a living room with equipped open kitchen, a garage plus an independent annexe of about 16 m<sup>2</sup> that could easily be converted into a guest house, on a pleasant land of 1148 m<sup>2</sup> with pool, large terrace and pergola ! On a quiet area and in a nice village !

#### Main house

Ground = Entrance of 4.13 m<sup>2</sup> + WC with wash hand basin of 1.72 m<sup>2</sup> + garage/laundry area of 14 m<sup>2</sup> + living room of 35 m<sup>2</sup> (lounge/dining with wood burning stove and french windows on terrace) and its open equipped kitchen (bar, lower and upper units, piano gas cooker, dish washer, sink, hood) + hall of 5 m<sup>2</sup> with cupboard + bedroom of 12.32 m<sup>2</sup> with cupboard, french windows on terrace and reversible air conditioning + bedroom of 10.34 m<sup>2</sup> with cupboard and reversible air conditioning + shower room of 5.87 m<sup>2</sup> (italian walk-in shower, basin unit, WC, towel dryer) + master bedroom of 18 m<sup>2</sup> comprising a bedroom of 12.03 m<sup>2</sup> plus an en suite shower room (italian walk-in shower, WC, basin unit, towel dryer).

Independent annexe of 16 m<sup>2</sup> at the back of the garden and with a private access, that could be transformed into a guest house (there is already a sink and electricity).

Exterior = A pleasant land of 1148 m<sup>2</sup> with olives trees, almond tree, fig tree, apricot, apple tree: + a beautiful and spacious terrace of about 60 m<sup>2</sup> with a pleasant pergola leading on the pool (7x3m, chloro pool with a liner from 2018) + a garden shed.

Extras = Built in 2005 + reversible air conditioning + electric heating + wood burner + double glazing + wooden shutters + tiled floor + on main sewage + estimated amount of annual energy consumption for standard use: between 903 € and 1221 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1382 €.

Price = 341.000 € (Pleasant ! Easy to maintain !)

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 : 58580

Property Size: 106 m<sup>2</sup>

Property Lot Size: 1,148 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: TR352000E

#### Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€341,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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