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Beautiful Winegrower's Property With 320 M2 Of Living Space, 5 Bedrooms,...

Bize Minervois , Aude , Occitanie



€475,200

inc. of agency fees

5 Beds

3 Baths

Pleasant village with all shops near the Canal du Midi, located at 19 minutes from Capestang, 20 minutes from Narbonne and 35 minutes from the beach ! Beautiful winegrower's property with generous volumes,...

At a Glance

Reference MFH-LFR-AB475200E

Bed 5

Near to Bize Minervois

Bath 3

Pool Yes

Price €475,200

Land Tax N/A

Property Description

Pleasant village with all shops near the Canal du Midi, located at 19 minutes from Capestang, 20 minutes from Narbonne and 35 minutes from the beach !

Beautiful winegrower's property with generous volumes, with a living space of 320 m2, offering 5 bedrooms

(one stunning master bedroom), 3 bathrooms, a large living room, a luminous kitchen, an office area, plus a laundry room. Also a spacious garage and several terraces, the all on a 906 m2 garden, with pool, mature trees, flower and plants ! Quiet place, nearby center of village !

Ground = Large hallway of 21.85 m2 + spacious living room of 40 m2 with an insert fireplace (french windows on terrace) and cupboard + large bright room of 20 m2 (ideal as an office area with access to the exterior) + luminous kitchen of 27 m2 with sliding windows leading on the outside (central island, higher and lower units, dish washer, electric hob and oven, hood) + utility/laundry room of 10.83 m2 + garage of 53 m2 which can receive 2 cars + corridor of 3.27 m2 with cupboard + WC of 1.88 m2 with wash hand basin unit.

1st = Landing of 10 m2 with cupboard + bedroom of 10.46 m2 (built-in cupboard) + bedroom of 10.40 m2 + bedroom of 15.56 m2 (large cupboard and access to the terrace) + superb south-east terrace of 24 m2 + shower room of 3.90 m2 (shower, basin unit) + bedroom of 11 m2 with cupboard + WC of 1.09 m2 + shower room of 2.48 m2 (shower, basin unit).

Only 4 steps = Landing of 6.73 m2 with cupboard + stunning master bedroom of more than 50 m2 offering a bedroom of 25 m2 with cupboard, a private patio of 10.37 m2 plus en an suite bathroom of 15.46 m2 (shower, bath, basin units and access onto the patio) + convertible attic of 26 m2 plus another level (great potential).

Exterior = A pleasant garden of 906 m2 with mature trees, flower and plants + a nice and big pool (10x4m) with security fence + several terraces + well.

Extras = Double glazing + wooden shutters + main sewage + central town gas heating + reversible air conditioning + roof in good condition + insert fireplace + electric gate + estimated amount of annual energy consumption for standard use: between 3473 € and 4699 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2700 €.

Price = 475.200 € (Superb ! In perfect condition !)

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 : 59839

Property Size: 320 m2

Property Lot Size: 906 m2

Bedrooms: 5

Bathrooms: 3

Reference: AB475200E

Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

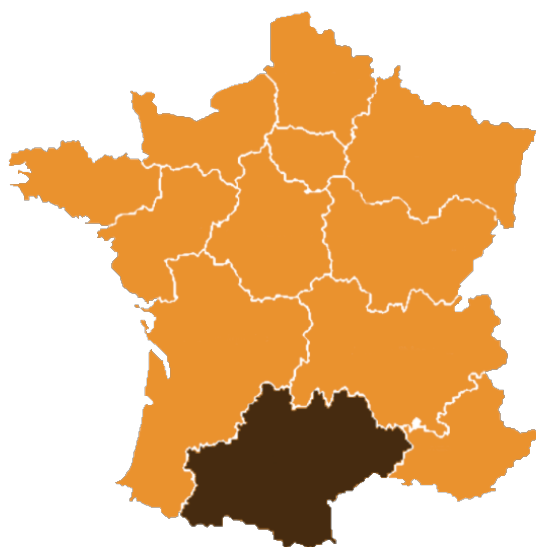
Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€475,200

Key Information

Property Features:	
• Courtyard	
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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