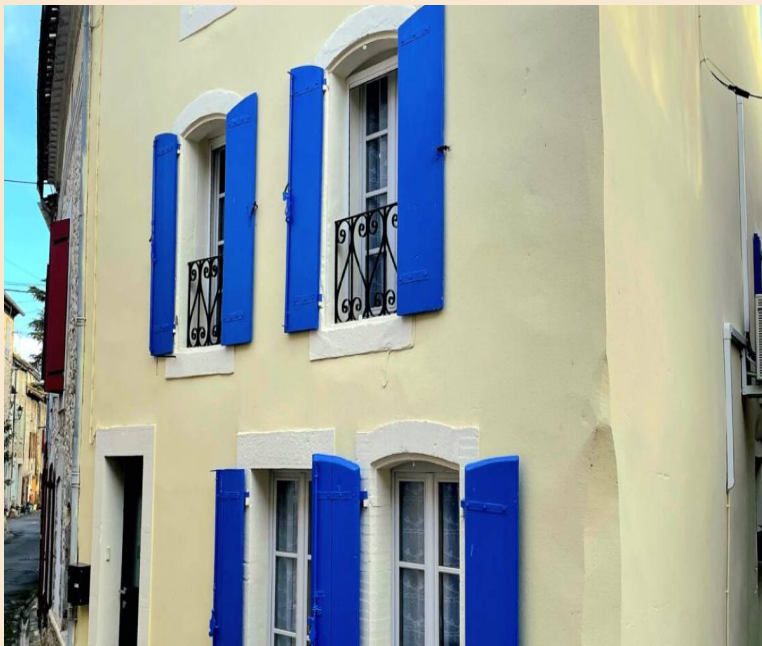


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Set Of Character House With 5 Bedrooms And Small Village House Entirely...

Caunes Minervois , Aude , Occitanie



€330,000

inc. of agency fees

6 Beds

4 Baths

Pleasant Minervois village with grocery shop, restaurant and hairdresser, situated 5 minutes from Rieux-Minervois (all amenities), 15 minutes from Lac...

At a Glance

Reference	MFH-LFR-TC330000E	Near to	Caunes Minervois	Price	€330,000
Bed	6	Bath	4	Land Tax	N/A
		Pool	No		

Property Description

Pleasant Minervois village with grocery shop, restaurant and hairdresser, situated 5 minutes from Rieux-Minervois (all amenities), 15 minutes from Lac de Jouarres and 25 minutes from Carcassonne and its airport

!

Set of two separate houses, just a few metres from each other: a small, fully renovated and furnished village house (40 m² living space with 20 m² garage, open-plan living room/kitchen and master suite) and a spacious, fully renovated character house (160 m² living space with open-plan living room/kitchen, dining room, pleasant private courtyard, 5 bedrooms and 3 bathrooms). Set in a pleasant, peaceful village, this is a very attractive property for renting!

House 1 (40 m²)

Ground = Entrance on a 20 m² garage (electric gate, sink and fully concreted floor).

1st = Living room of 20 m² with brand new fully-equipped open-plan kitchen (higher and lower units, sink, integrated dishwasher, fridge, electric oven, microwave) and pleasant view over the square.

2nd = Master suite of 20 m² offering bedroom with en suite bathroom (bath, WC, basin unit, heated towel rail).

Miscellaneous = Completely renovated + sold furnished + PVC double glazing + new electricity, new plumbing, new roof + wood-effect tiled floor + large wooden staircases + reversible air conditioning on the 2 levels + ideal as a holiday home or for seasonal rental + several parking spaces nearby.

House 2 (160 m²)

Ground = Entrance hall of 5.29 m² + living room of 15 m² with marble fireplace + open-plan kitchen of 11.85 m² (central island, piano gas cooker, extractor hood, dishwasher, fridge, double sink, base units) + dining room of 15 m² (access to courtyard) + hallway of 3.12 m² + WC of 2.29 m² with washbasin.

1/2 = Large bedroom of 16.95 m².

1st = Corridor of 4.38 m² with utility cupboard of 2 m² (laundry) + bedroom of 9.41 m² + bedroom or study of 10.23 m² + bathroom of 10.04 m² (shower, bath, vanity unit, WC).

2nd = Large master suite of 40 m² with beautiful wooden floor and exposed beams and its en suite shower room (Italian shower, vanity unit, WC, heated towel rail) + bedroom of 8 m² with en suite bathroom of 5.68 m² (bath, washbasin, WC, heated towel rail).

Exterior = A charming and very private courtyard of about 15 m² with the stone wall, formerly part of the ramparts of the village + a garden shed + access to the exterior.

Miscellaneous = Completely renovated (electricity, plumbing, roof:) + PVC double glazing + wooden shutters + reversible air conditioning + parquet flooring + water softener + connected to mains drainage + several parking spaces nearby + annual property tax of 451 €.

Price = 330.000 € (Super attractive for rentals !)

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 : 65608

Property Size: 200 m2

Bedrooms: 6

Bathrooms: 4

Reference: TC330000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Summary

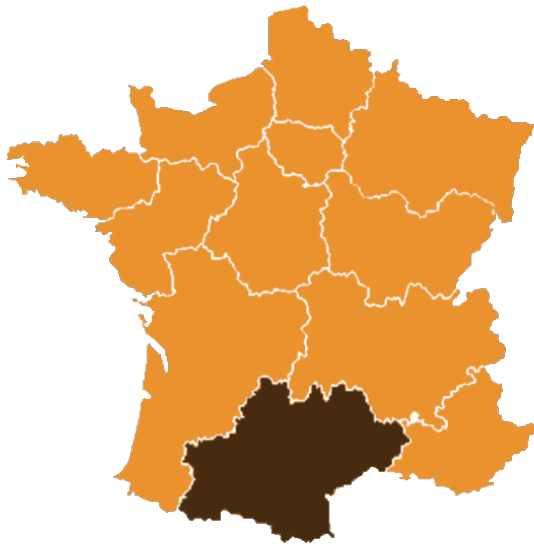
Property type:	Village house
Bedrooms:	6
Bathrooms	4
Price	€330,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



Gallery









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C. BAUER – Sunday Times

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