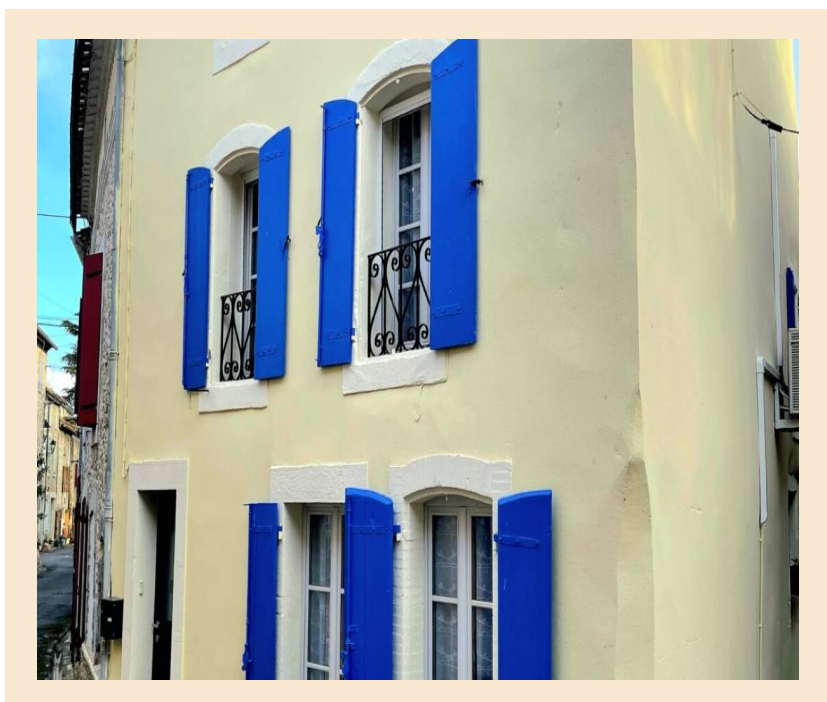


[Click to view MFH-LFR-TC240000E](#)

Spacious Fully Renovated Character House With 160 M2 Of Living Space,...

Caunes Minervois , Aude , Occitanie



€240,000

inc. of agency fees

5 Beds

3 Baths

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

At a Glance

Reference	MFH-LFR-TC240000E	Near to	Caunes Minervois	Price	€240,000
Bed	5	Bath	3	Land Tax	N/A
		Pool	No		

Property Description

Pleasant 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.

Spacious fully renovated character house offering 160 m2 of living space, comprising a ground floor with

living room, open-plan kitchen and dining room opening onto a charming private courtyard, as well as 5 bedrooms (including a very large master suite), 3 bathrooms and a laundry area. Several parking spaces nearby, in a pleasant, quiet village !

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 = 240.000 € (Very charming and spacious !)

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 : 65365

Property Size: 160 m²

Property Lot Size: 80 m²

Bedrooms: 5

Bathrooms: 3

Reference: TC240000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Summary

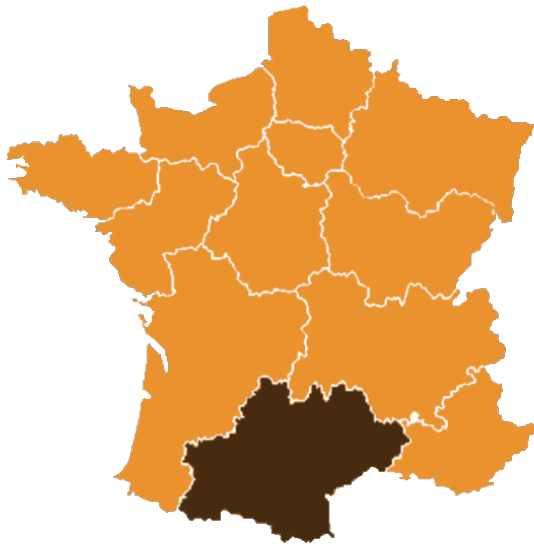
Property type:	Village house
Bedrooms:	5
Bathrooms	3
Price	€240,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates