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## Charming Stone Village House With 3 Bedrooms And A Pleasant Courtyard....

Caunes Minervois , Aude , Occitanie



# €145,000

inc. of agency fees

3 Beds

1 Baths

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

### At a Glance

<b>Reference</b>	MFH-LFR-TC145000E	<b>Near to</b>	Caunes Minervois	<b>Price</b>	€145,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

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

Charming stone village house (2 faces), offering 98 m2 of living space, it comprises a living room, a fully

equipped kitchen with access to a pleasant courtyard, 3 bedrooms and a large bathroom. A subtle blend of character with a touch of modernity bringing comfort to this pleasant house ! So charming !

Ground = Living room of 18.68 m<sup>2</sup> with insert fireplace and cupboard + spacious and fully equipped kitchen of 14.44 m<sup>2</sup> (higher and lower units, sink, integrated dishwasher, microwave, electric oven, electric hob, extractor fan, fridge) and access to a pleasant outside courtyard of 17 m<sup>2</sup>.

1st = Magnificent original staircase leading to a 2 m<sup>2</sup> hall + WC of 1.88 m<sup>2</sup> with washbasin unit + bedroom of 14.75 m<sup>2</sup> with beautiful marble fireplace and sublime floor tiles (french tommettes) + bedroom of 11.68 m<sup>2</sup> (very beautiful cement tiles).

2nd = Hallway of 3.40 m<sup>2</sup> + bright bedroom of 14.66 m<sup>2</sup> with built-in wardrobe + large bathroom of 15.88 m<sup>2</sup> (bath, shower, vanity unit, WC, laundry area).

Outside = A charming courtyard of 17 m<sup>2</sup>.

Miscellaneous = In perfect condition + PVC double glazing + wooden shutters + beautiful original features (terracotta floor tiles, cement tiles, beautiful doors, etc.) + fireplace insert + electric heating + right of access to the courtyard (just in case the neighbours need to access their water meter) + good roof + estimated amount of annual energy consumption for standard use: between 1110 Euros and 1550 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 685 Euros.

Price = 145.000 Euros (Adorable !)

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 : 65743

Property Size: 98 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: TC145000E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

## Rental Potential

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€145,000

## Key Information

- Property Features:
- Courtyard

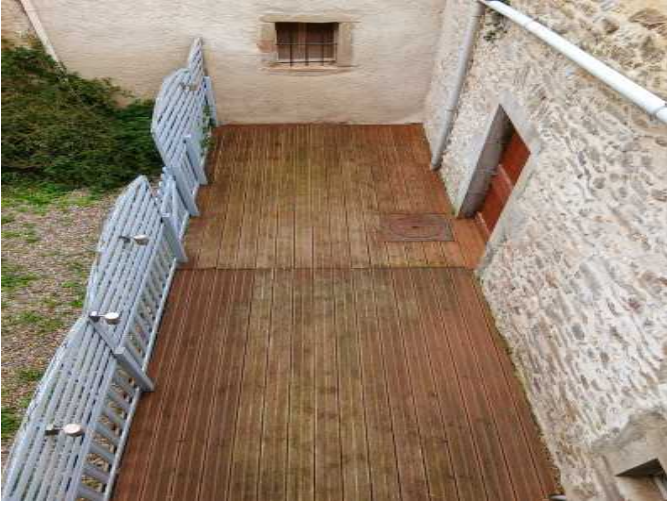
## Location: Occitanie



## Gallery













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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.

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## 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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