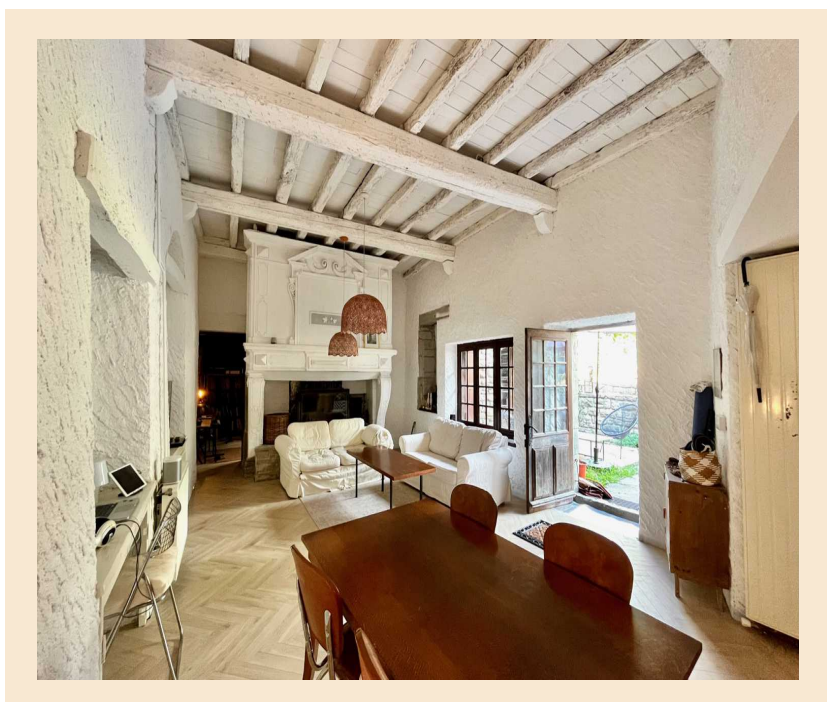


[Click to view MFH-MSA73316](#)

Stone house in the Minervois region close to Carcassonne

Villegly , Aude , Occitanie



€223,000

inc. of agency fees

4 Beds 2 Baths 158 sqm 536 sqm

Character house in the heart of the village with a garden of 536 sqm at the end of dead end in a quiet near the famous castle. The village has many shops and nearby services & schools, it is just 12 minutes from Carcassonne.

At a Glance

Reference	MFH-MSA73316	Near to	Carcassonne	Price	€223,000
Bed	4	Bath	2	Hab.Space	158 sqm
Land	536 sqm	Pool	No	Land Tax	€820.00

Property Description

Character house for sale in the heart of the village with a garden of 536 sqm at the end of dead end in a quiet near the famous castle. The village has many shops and nearby services plus schools, and is just 12 minutes from [Carcassonne](#).

The house offering 158 of living area is on two levels. On the ground floor: a living room with a beautiful fireplace, a spacious kitchen equipped with a pantry, a living room (currently used in the music room), a suite 1 with new bathroom, terrace. On the first floor: three bedrooms, one with access to the 2nd recently sealed terrace and a bathroom. There are two separate accesses to go upstairs.

The property was renovated in 2022, it features a new electric control panel, new De Dietrich heat pump, new equipped kitchen, living room floor in new parquet floor, new bathroom, plumbing redone in part.

The Village House

The ground floor

- living room - 29 sqm
- dining room - 18.50 sqm
- fitted kitchen - 26.87 sqm
- cellar - 2.80 sqm
- suite 1 with shower room - 21 sqm
- boiler room and laundry - 5 sqm

The first floor

- bedroom 2 - 13.51 sqm
- bedroom 3 - 28 sqm
- bedroom 4 - 20.59 sqm
- bathroom 2 - 3.57 sqm

Outside with Two Terraces

- easy maintenance
- terrace 1 ground floor
- terrace 2 upper terrace

Additional information

- wooden flooring
- terrace 2 upper terrace
- steel gate
- small pool possible

The Area and Access

- Carcassonne at 15 minutes
- airport at 20 minutes
- golf course at 20 minutes

Village house with a lot of charm, a favourite! JUST REDUCED, good opportunity!

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	South-west
Year of Renovation:	2023
Condition:	Ready to move in
Heating System:	Heat pump central heating
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€820.00

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€223,000

Key Information

Year Built:	1900
Internal Area:	158 sqm
Land Area:	536 sqm
Floor:	2
Number of Fireplaces:	1

Property Features:

- Stone house full of character
- village with many amenities and services
- nice garden
- calm part of the village
- lovely fireplace
- two nice terraces
- **NEW REDUCED PRICE !!!**

Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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