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Magnificent Stone Village House With Charming Courtyard And Non Attached...

Caunes Minervois , Aude , Occitanie



€145,200

inc. of agency fees

2 Beds

2 Baths

Village in the heart of the Minervois area, with a grocery, restaurant, school, hairdresser: located at 5 minutes from Caunes-Minervois, 15 minutes from the Jouarres lake, 30 from Carcassonne and its...

At a Glance

Reference	MFH-LFR-TC145200E	Near to	Caunes Minervois	Price	€145,200
Bed	2	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Village in the heart of the Minervois area, with a grocery, restaurant, school, hairdresser: located at 5 minutes from Caunes-Minervois, 15 minutes from the Jouarres lake, 30 from Carcassonne and its airport and 50 minutes from the beach !

Magnificent stone village house dating from 1824 with a living space of 102 m2 offering 2 bedrooms, a lounge, a dining room with open kitchen, 2 shower rooms, plus a charming courtyard of about 20 m2 (only two steps to the house) and a garden of 345 m2 (non attached, located at 1km from the house) on the river side ! Very charming ! Full of character and sold fully furnished !

Ground = Entrance on a hall of 9.62 m2 with a beautiful original wooden staircase + lounge of 16.11 m2 (beautiful stone exposed wall and wood burning stove) + shower room/laundry room of 4.47 m2 (shower, WC, basin unit, towel dryer, laundry area, very efficient hot water tank) + spacious dining room of 20.61 m2 with open kitchen (lower and higher units, gas hob, fridge, sink, micro wave, dish washer).

1st = Large hall/office area or extra bedroom of 11.43 m2 + bedroom of 19.39 m2 (with large dressing cupboard or shower room to create of 4.58 m2) + shower room of 4.78 m2 (italian shower, double basin unit, WC, beautiful tiled travertin floor) + bedroom of 10.43 m2.

Exteriors = A charming courtyard of about 20 m2 located at 2 steps to the house + a garden of 345 m2 (non attached, at 1km from the house, on the river side).

Extras = Sold fully furnished + double PVC glazing + wooden shutters + electricity and plumbing are new + roof in perfect condition + electric heating + wood burning stove + reversible air conditioning + main sewage + nice features (exposed stone wall, original wooden staircase, old floor:) + estimated amount of annual energy consumption for standard use: between 1030 € and 1450 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 720 €.

Price = 145.200 € (Super charming ! Full of character !)

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 : 49435

Property Size: 102 m2

Property Lot Size: 420 m2

Bedrooms: 2

Bathrooms: 2

Reference: TC145200E

Other Features

Courtyard

Immediately Habitable

Outside space

Rental Potential
Terrace
With Land/Garden

Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€145,200

Key Information

Property Features:

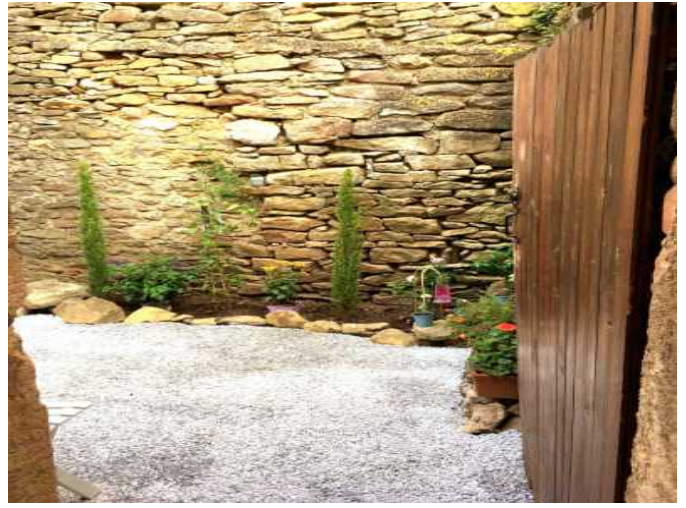
- Courtyard

Location: Occitanie



Gallery

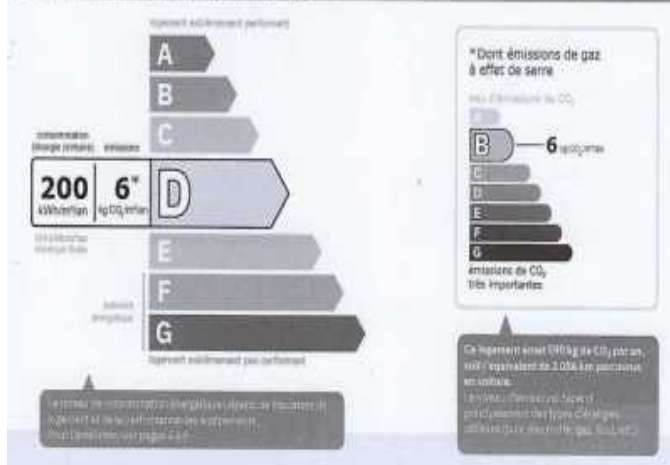








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C. BAUER – Sunday Times

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