

Lovely village house in the Minervois

Trèbes, Aude, Occitanie





south in a village with shops located 12 minutes from Carcassonne.

At a Glance

Reference	MFH-MSA74671
Bed	3

Near to	Carcassonne
Bath	2
Pool	No

 Price
 €199,500

 Hab.Space
 120 sqm

 Land Tax
 €709.00

Property Description

Charming renovated stone village house located in the heart of the village with a lovely southfacing courtyard. The house is conveniently close to shops, 6 minutes from Trèbes, 12 minutes from Carcassonne and its main commercial area, and 20 minutes from the international airport.

The property offering 120 sq.m of living space features spacious, well-lit interiors and is wellmaintained. On the ground floor, there is a living/dining room, a kitchen with a cosy dining area, a pantry/laundry room, and access to the garage with mezzanine storage.

Upstairs, there is a living room, a bedroom, a bathroom, and a separate toilet. The top level includes a second bedroom with views of the Black Mountain, an ensuite with toilet and closet, a bathroom with a shower, and an office that can be used as an additional bedroom.

The Accommodation

The ground floor

- entrance -living room and dining room 16 sqm
- fully fitted kitchen 16.86 sqm
- outside court 26 sqm
- cellar and laundry room 6.02 sqm
- garage for a little car and mezzanine for stock 17 sqm

The first floor

- landing 2.19 sqm
- bedroom 1 19.92 sqm
- living room 18.33 sqm
- bathroom 1 1.60 sqm

The second floor

- landing 2 2.19 sqm
- bedroom 2 18.53 sqm
- bathroom 2 with bath and shower 10.21 sqm
- office or bathroom 3 with little work 8.16 sqm
- toilet and cupboard 1.50 sqm

Additional Information

- double glazing
- insulation under roof
- electric fireplace
- courtyard
- recent boiler
- oil central heating
- small garage
- stone staircase and wrought iron, etc...

The Area and Access

- close by foot to all amenities in the village
- Trèbes at 7 minutes with many shops, bank and other services
- Carcassonne at 12 minutes and airport at 20 minutes

Environment & Surroundings

Near Airport/Ferries? Near to Shops? Near to Schools? Near to a Golf Course? Is near the Coast?

And Before You Ask

Exposure:	South
Heating System:	Central
ricating system.	heating (oil)
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Very good
Condition of Roof.	condition
	Connected
Drainage:	to mains
	town system
Cacquante	Gas bottles
Gas Supply:	for cooking
Land Tax:	€709.00

Summary		Key Information	
Property type:	Village house	Internal Area: 120 se	qm
Bedrooms:	3	Floor: 3	
New Home?	No	Property Features:	
Bathrooms	2	• House with	
Price	€199,500	character	
		Lovely village	
		close to	
		Carcassonne	
		• amenities close	
		• calme area	
		• close to many	
		important spots	
		• easy	
		maintenance for	
		holiday home	
		Has an Office / Study?	
		Has a Terrace? Yes	
		Has	
		ADSL/Broadband? Yes	

Location: Occitanie



Gallery



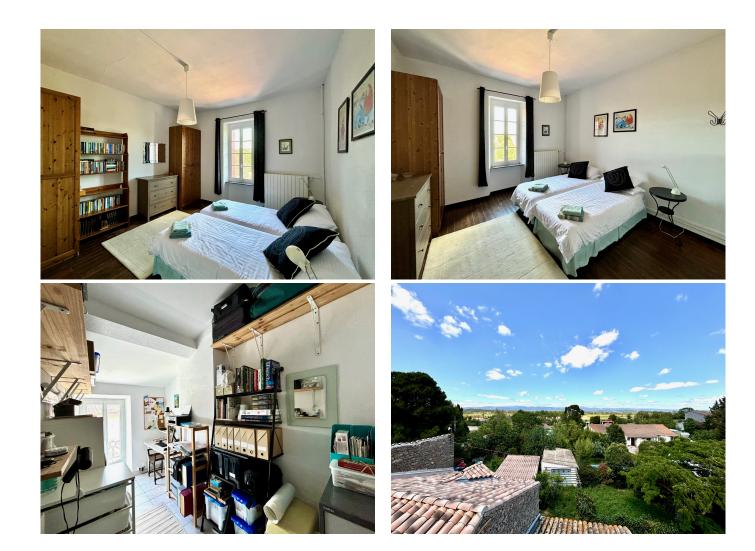












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