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## A Rare Pearl in the Heart of a Medieval Village

Homps , Aude , Occitanie



**€178,000**

inc. of agency fees

3 Beds   1 Baths   95 sqm   11 sqm

A rare gem, combining historic charm and modern comfort set in the heart of a charming medieval village of the Aude. 10 minutes from Lezignan and 20 minutes from Narbonne.

### At a Glance

Reference MFH-MSA76963

Bed 3

Land 11 sqm

Near to Narbonne

Bath 1

Pool No

Price €178,000

Hab.Space 95 sqm

Land Tax €750.00

### Property Description

This house is a rare gem, offering a combination of historic charm and modern comfort. It is located in the heart of a charming medieval village and dates back to the 12th century. The house has been completely renovated and spans an area of 95 sqm.

Upon entering the house, you will be greeted by a bright living room with a view of the interior courtyard, perfect for serene relaxation. The well-equipped kitchen with exposed stone walls provides an authentic setting for preparing delicious meals.

*Upstairs*, there are two spacious bedrooms, a dressing room, a modern shower room, and a separate toilet, providing ample space for comfort. The top level features a charming attic bedroom, a cosy living room, and access to a sunny upper terrace without any overlooking, allowing for private and peaceful enjoyment of beautiful days.

The house is equipped with a pellet stove, electric heaters, double-glazed windows for optimal insulation, a water heater, and a mechanical ventilation system. The convertible attic and the recently redone roof further enhance the value of this unique property.

The interior courtyard serves as an additional living space, ideal for outdoor meals and enjoying the tranquil surroundings.

The village has a school, and the first shops offering bread, tobacco, and petrol are just 3 minutes away. Lézignan is only 10 minutes away, Narbonne is 20 minutes away, and Carcassonne, with its international airport, is 35 minutes away.

This property offers an exceptional living environment in a medieval village steeped in history and character. It is an ideal choice for those seeking a primary residence or an authentic holiday home.

# The Accommodation

## The ground floor

- living room - 14.61 sqm
- dining room - 12 sqm
- fully fitted kitchen - 12.91 sqm
- court - 10 sqm

## The first floor

- landing - 6.11 sqm
- bedroom 1 - 13.43 sqm
- bedroom 2 - 7.80 sqm
- shower room - 3.03 sqm
- toilet - 1.14 sqm

## The second floor

- living room 2 - 11.02 sqm
- bedroom 3 - 13.99 sqm
- upper terrace - 5.80 sqm
- attic - 16 sqm

## Outside

- courtyard with no overlooking from neighbours
- easy maintenance
- stone walls

## Additional information

- Wood burner in living room with pelets

## **The Area and Access**

- villages with amenities and services close
- house in the historical center of the village

*Don't miss the opportunity to discover this property, where every detail has been carefully thought out for comfortable living.*



### Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓

### And Before You Ask

Heating System:	East
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Gas bottles for cooking
Land Tax:	€750.00

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€178,000

## Key Information

Year Built:	1880
Internal Area:	95 sqm
Land Area:	11 sqm
Floor:	3
Number of Fireplaces:	1

### Property Features:

- House full of Charm
- Private inside court
- Upper terrace for sunbathing
- all renovated
- cute typical village in the Minervois
- seaside at 30 minutes

Has Attic Space:	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

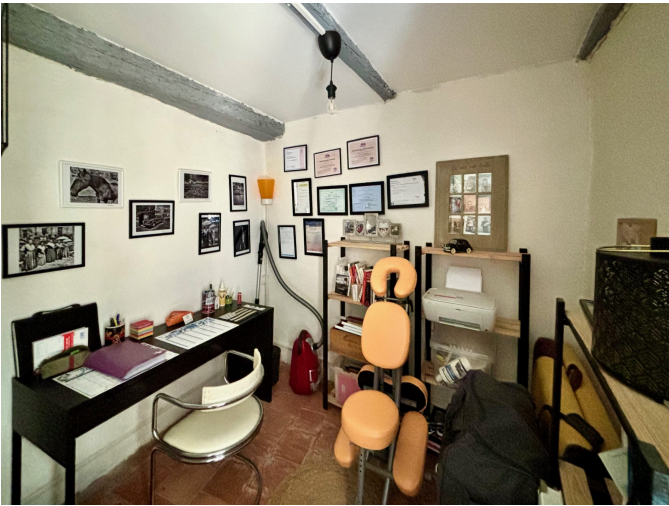
## Location: Occitanie



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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**

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**S. and L. BROWN**



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