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Charming Character Property With 2 Bedrooms, Convertible Attic, Former...

La Redorte , **Aude** , **Occitanie**



€189,000

inc. of agency fees

2 Beds

1 Baths

Charming village in the Minervois with bar, grocery, hairdresser, restaurants, weekly market: located 5 minutes from Jouarres lake, 10 minutes from Peyriac-Minervois...

At a Glance

Reference MFH-LFR-AL199800E

Bed 2

Near to La Redorte

Bath 1

Pool No

Price €189,000

Land Tax N/A

Property Description

Charming village in the Minervois with bar, grocery, hairdresser, restaurants, weekly market: located 5 minutes from Jouarres lake, 10 minutes from Peyriac-Minervois and at 35 minutes from Carcassonne and the airport !

Charming character property, offering a main house of 95 m² with 2 bedrooms, a lounge, a separate kitchen, utility room, bathroom and a convertible attic of 52 m² ! There is also a former barn with 2 levels of 100 m² each and a laundry area, as well as 2 courtyards of about 50 m² each (one at the front of the house and one at the back of the shed)! Possibility to park cars in the shed or courtyard. Quiet location !

Main house

Ground = Hallway of 4 m² + kitchen of 13.31 m² (central island, base units, sink, hood) + utility room of 7.87 m² (double sink, cupboards) + large cupboard of about 3 m² for storage + WC of 1.60 m² + lounge of 16 m² with pellet stove supplying radiators throughout the house.

1st = Bathroom of 10 m² (bath, italian shower, WC, vanity unit, heated towel rail) + corridor of 6.27 m² (beautiful tiled floor) + bedroom of 15.37 m² (original marble fireplace, cement floor tiles, cupboard) + bedroom of 18.14 m² (original marble fireplace, tiled floor).

2nd = Convertible attic of 52 m² with water supply, electricity, windows and beautiful beams, ideal for creating a large master suite.

Former barn of 200 m² to convert if required

Ground level of 100 m² : garage/workshop and laundry area with double sink and access to rear courtyard.

1st floor level of 100 m².

Exterior = A courtyard of about 50 m² between the house and the shed + a courtyard to the rear of the shed of about 50 m² offering a covered area with jacuzzi.

Miscellaneous = Completely renovated in 2002 (electricity, plumbing, roof:) + partly over-glazed windows + wooden shutters + central heating with pellets + beautiful character features (tiled floor, marble fireplaces) + mains drainage + estimated amount of annual energy consumption for standard use: between 2045 Euros and 2767 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 900 Euros.

Price =189.000 Euros (Charming ! With potential !)

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 : 67393

Property Size: 95 m²

Property Lot Size: 310 m²

Bedrooms: 2

Bathrooms: 1

Reference: AL199800E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€189,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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S. and L. BROWN



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