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## Set Of Character House With 5 Bedrooms And Small Village House Entirely...

Caunes Minervois , Aude , Occitanie



**€299,000**

inc. of agency fees

6 Beds

4 Baths

Pleasant Minervois village with grocery shop, restaurant and hairdresser, situated 5 minutes from Rieux-Minervois (all amenities), 15 minutes from Lac...

### At a Glance

**Reference** MFH-LFR-  
TC330000E

**Bed** 6

**Near to** Caunes Minervois

**Bath** 4

**Pool** No

**Price** €299,000

**Land Tax** N/A

### Property Description

Pleasant Minervois village with grocery shop, restaurant and hairdresser, situated 5 minutes from Rieux-Minervois (all amenities), 15 minutes from Lac de Jouarres and 25 minutes from Carcassonne and its airport !

Set of two separate houses, just a few metres from each other: a small, fully renovated and furnished village house (40 m2 living space with 20 m2 garage, open-plan living room/kitchen and master suite) and a spacious, fully renovated character house (160 m2 living space with open-plan living room/kitchen, dining room, pleasant private courtyard, 5 bedrooms and 3 bathrooms). Set in a pleasant, peaceful village, this is a very attractive property for renting!

House 1 (40 m2)

Ground = Entrance on a 20 m2 garage (electric gate, sink and fully concreted floor).

1st = Living room of 20 m2 with brand new fully-equipped open-plan kitchen (higher and lower units, sink, integrated dishwasher, fridge, electric oven, microwave) and pleasant view over the square.

2nd = Master suite of 20 m2 offering bedroom with en suite bathroom (bath, WC, basin unit, heated towel rail).

Miscellaneous = Completely renovated + sold furnished + PVC double glazing + new electricity, new plumbing, new roof + wood-effect tiled floor + large wooden staircases + reversible air conditioning on the 2 levels + estimated amount of annual energy consumption for standard use: between 506 Euros and 684 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + ideal as a holiday home or for seasonal rental + several parking spaces nearby.

House 2 (160 m2)

Ground = Entrance hall of 5.29 m2 + living room of 15 m2 with marble fireplace + open-plan

kitchen of 11.85 m<sup>2</sup> (central island, piano gas cooker, extractor hood, dishwasher, fridge, double sink, base units) + dining room of 15 m<sup>2</sup> (access to courtyard) + hallway of 3.12 m<sup>2</sup> + WC of 2.29 m<sup>2</sup> with washbasin.

1/2 = Large bedroom of 16.95 m<sup>2</sup>.

1st = Corridor of 4.38 m<sup>2</sup> with utility cupboard of 2 m<sup>2</sup> (laundry) + bedroom of 9.41 m<sup>2</sup> + bedroom or study of 10.23 m<sup>2</sup> + bathroom of 10.04 m<sup>2</sup> (shower, bath, vanity unit, WC).

2nd = Large master suite of 40 m<sup>2</sup> with beautiful wooden floor and exposed beams and its en suite shower room (Italian shower, vanity unit, WC, heated towel rail) + bedroom of 8 m<sup>2</sup> with en suite bathroom of 5.68 m<sup>2</sup> (bath, washbasin, WC, heated towel rail).

Exterior = A charming and very private courtyard of about 15 m<sup>2</sup> with the stone wall, formerly part of the ramparts of the village + electric shade system + a garden shed + access to the exterior.

Miscellaneous = Completely renovated (electricity, plumbing, roof:) + PVC double glazing + wooden shutters + reversible air conditioning + parquet flooring + water softener + connected to mains drainage + several parking spaces nearby + estimated amount of annual energy consumption for standard use: between 1085 Euros and 1467 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 451 Euros.

Price = 299.000 Euros (Super attractive for rentals ! )

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](http://georisques.gouv.fr)

Property Id : 72872

Property Size: 200 m2

Bedrooms: 6

Bathrooms: 4

Reference: TC330000E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Summary

Property type:	Village house
Bedrooms:	6
Bathrooms	4
Price	€299,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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