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Spacious Fully Renovated Character House With 160 M2 Of Living Space,...

Caunes Minervois , Aude , Occitanie



€220,000

inc. of agency fees

5 Beds 3 Baths 160 sqm

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

At a Glance

Reference	MFH-LFR-TC240000E	Near to	Caunes Minervois	Price	€220,000
Bed	5	Bath	3	Hab.Space	160 sqm
		Pool	No	Land Tax	N/A

Property Description

Pleasant 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.

Spacious fully renovated character house offering 160 m² of living space, comprising a ground floor with living room, open-plan kitchen and dining room opening onto a charming private courtyard, as well as 5 bedrooms (including a very large master suite), 3 bathrooms and a laundry area. Several parking spaces nearby, in a pleasant, quiet village !

Ground = Entrance hall of 5.29 m² + living room of 15 m² with marble fireplace + open-plan kitchen of 11.85 m² (central island, piano gas cooker, extractor hood, dishwasher, fridge, double sink, base units) + dining room of 15 m² (access to courtyard) + hallway of 3.12 m² + WC of 2.29 m² with washbasin.

1/2 = Large bedroom of 16.95 m².

1st = Corridor of 4.38 m² with utility cupboard of 2 m² (laundry) + bedroom of 9.41 m² + bedroom or study of 10.23 m² + bathroom of 10.04 m² (shower, bath, vanity unit, WC).

2nd = Large master suite of 40 m² with beautiful wooden floor and exposed beams and its en suite shower room (Italian shower, vanity unit, WC, heated towel rail) + bedroom of 8 m² with en suite bathroom of 5.68 m² (bath, washbasin, WC, heated towel rail).

Exterior = A charming and very private courtyard of about 15 m² 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 = 220.000 Euros (Very charming and spacious !)

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 : 72824

Property Size: 160 m2

Bedrooms: 5

Bathrooms: 3

Reference: TC240000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	3
Price	€220,000

Key Information

Internal Area: 160 sqm

Property Features:

- Courtyard

Location: Occitanie



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S. and L. BROWN



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