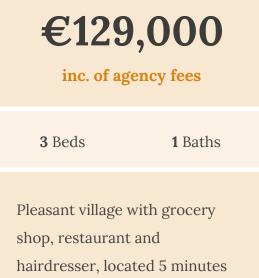


Charming Stone Village House With 3 Bedrooms And A Pleasant Courtyard....

Caunes Minervois, Aude, Occitanie





from Rieux-Minervois (all amenities), 15 minutes from Jouarres Lake...

At a Glance

Reference	MFH-LFR- TC145000E
Bed	3

Near toCaunes MinervoisBath1PoolNo

Price €129,000

Land Tax N/A

Property Description

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

Charming stone village house (2 faces), offering 98 m2 of living space, it comprises a living room, a fully equipped kitchen with access to a pleasant courtyard, 3 bedrooms and a large bathroom. A subtle blend of character with a touch of modernity bringing comfort to this pleasant house ! So charming !

Ground = Living room of 18.68 m2 with insert fireplace and cupboard + spacious and fully equipped kitchen of 14.44 m2 (higher and lower units, sink, integrated dishwasher, microwave, electric oven, electric hob, extractor fan, fridge) and access to a pleasant outside courtyard of 17 m2.

1st = Magnificent original staircase leading to a 2 m2 hall + WC of 1.88 m2 with washbasin unit + bedroom of 14.75 m2 with beautiful marble fireplace and sublime floor tiles (french tommettes) + bedroom of 11.68 m2 (very beautiful cement tiles).

2nd = Hallway of 3.40 m2 + bright bedroom of 14.66 m2 with built-in wardrobe + large bathroom of 15.88 m2 (bath, shower, vanity unit, WC, laundry area).

Outside = A charming courtyard of 17 m2.

Miscellaneous = In perfect condition + PVC double glazing + wooden shutters + beautiful original features (terracotta floor tiles, cement tiles, beautiful doors, etc.) + fireplace insert + electric heating + right of access to the courtyard (just in case the neighbours need to access their water meter) + good roof + estimated amount of annual energy consumption for standard use: between 1110 Euros and 1550 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 685 Euros. 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 : 70095 Property Size: 98 m2 Bedrooms: 3 Bathrooms: 1 Reference: TC145000E

Other Features

Courtyard Immediately Habitable Latest properties Outside space Rental Potential

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€129,000

Key Information

Property Features:

• Courtyard

Location: Occitanie



Gallery

















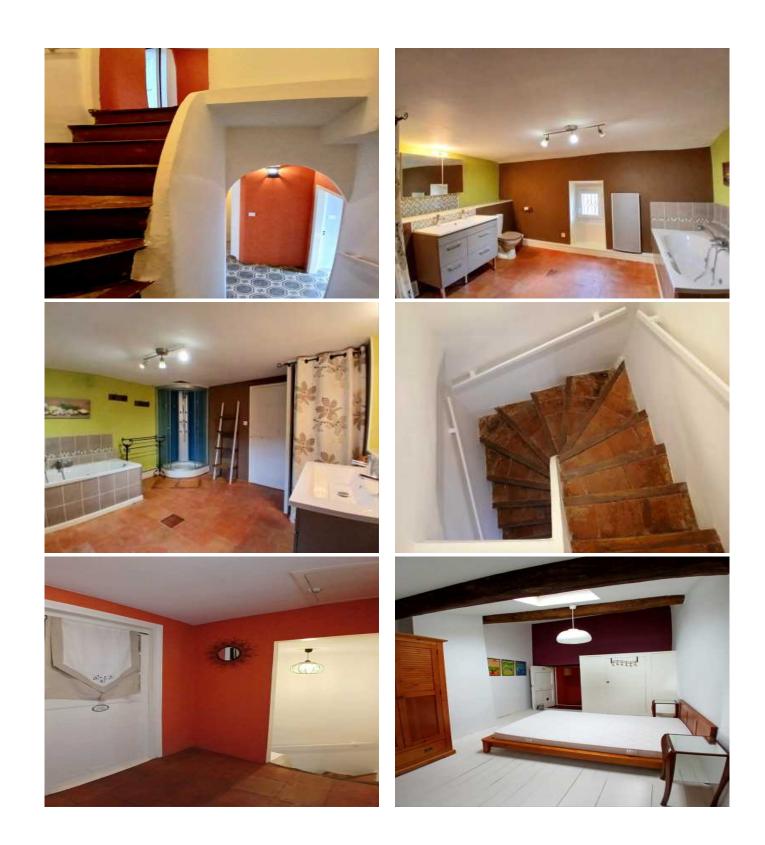














THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved