

[Click to view MFH-MSA61758](#)

## Stone house in the Minervois region close to Carcassonne

Villegly , Aude , Occitanie



**€259,000**

inc. of agency fees

4 Beds   2 Baths   158 sqm   536 sqm

Character house in the heart of the village with a garden of 536 sqm at the end of dead end in a quiet near the famous castle. The village has many shops and nearby services & schools, it is just 12 minutes from Carcassonne.

### At a Glance

<b>Reference</b>	MFH-MSA61758	<b>Near to</b>	Carcassonne	<b>Price</b>	€259,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	158 sqm
<b>Land</b>	536 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€820.00

### Property Description

Character house for sale in the heart of the village with a garden of 536 sqm at the end of dead end in a quiet near the famous castle. The village has many shops and nearby services plus schools, and is just 12 minutes from [Carcassonne](#).

The house offering 158 of living area is on two levels. On the ground floor: a living room with a beautiful fireplace, a spacious kitchen equipped with a pantry, a living room (currently used in the music room), a suite 1 with new bathroom, terrace. On the first floor: three bedrooms, one with access to the 2nd recently sealed terrace and a bathroom. There are two separate accesses to go upstairs.

The property was renovated in 2022, it features a new electric control panel, new De Dietrich heat pump, new equipped kitchen, living room floor in new parquet floor, new bathroom, plumbing redone in part.

## **The Village House**

### **The ground floor**

- living room - 29 sqm
- dining room - 18.50 sqm
- fitted kitchen - 26.87 sqm
- cellar - 2.80 sqm
- suite 1 with shower room - 21 sqm
- boiler room and laundry - 5 sqm

### **The first floor**

- bedroom 2 - 13.51 sqm
- bedroom 3 - 28 sqm
- bedroom 4 - 20.59 sqm
- bathroom 2 - 3.57 sqm

## **Outside with Two Terraces**

- easy maintenance
- terrace 1 ground floor
- terrace 2 upper terrace

## **Additional information**

- wooden flooring
- terrace 2 upper terrace
- steel gate
- small pool possible

## **The Area and Access**

- Carcassonne at 15 minutes
- airport at 20 minutes
- golf course at 20 minutes

*Village house with a lot of charm, a favourite! JUST REDUCED, good opportunity!*

### Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

### And Before You Ask

Exposure:	South-west
Year of Renovation:	2023
Condition:	Ready to move in
Heating System:	Heat pump central heating
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€820.00

### Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€259,000

### Key Information

Year Built:	1900
Internal Area:	158 sqm
Land Area:	536 sqm
Floor:	2
Number of Fireplaces:	1

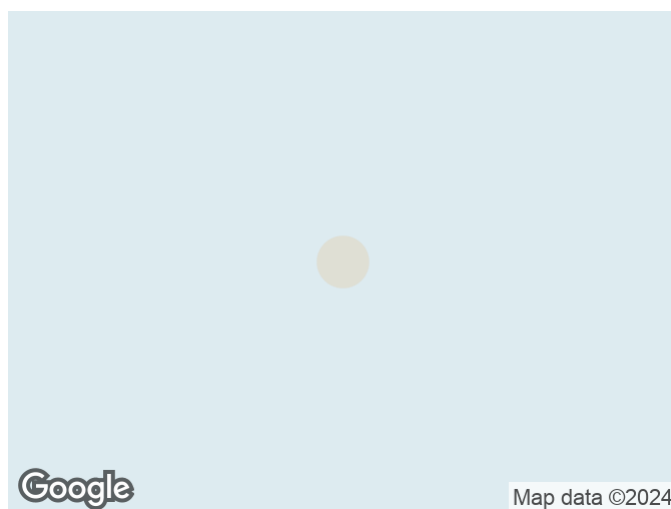
#### Property Features:

- Stone house full of character
- village with many amenities and services
- nice garden
- calm part of the village
- lovely fireplace
- two nice terraces
- NEW REDUCED PRICE !!!

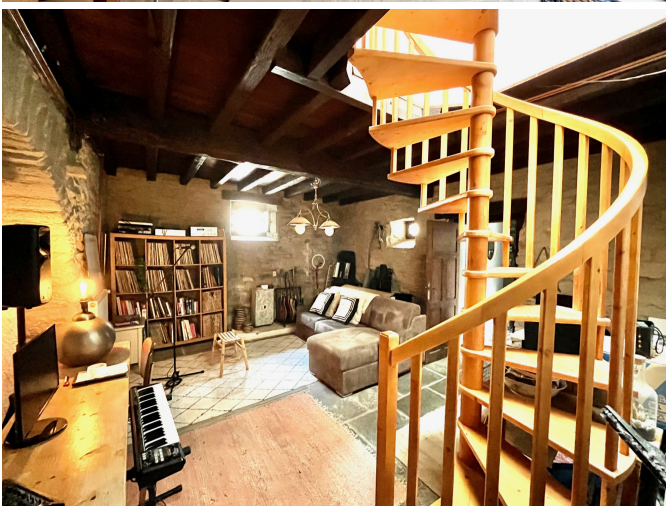
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes



## Location: Occitanie



## Gallery















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**C. BAUER – Sunday Times**

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