

[Click to view MFH-LFR-OB198000E](#)

## Charming And Spacious House With 6 Bedrooms, Courtyard, Annexes And Terrace

**Bize Minervois** , **Aude** , **Occitanie**



# €198,000

inc. of agency fees

6 Beds

3 Baths

Charming sought-after village with all shops, located at 5 minutes from Homps and a nice lake, 15 minutes from Bize-Minervois and 45 minutes from the beach !Charming character house offering a living...

### At a Glance

<b>Reference</b>	MFH-LFR-OB198000E	<b>Near to</b>	Bize Minervois	<b>Price</b>	€198,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Charming sought-after village with all shops, located at 5 minutes from Homps and a nice lake, 15 minutes from Bize-Minervois and 45 minutes from the beach !

Charming character house offering a living space of 236 m<sup>2</sup> (possibility to separate into 2 independent houses) with a total of 5 to 6 bedrooms (with 2 master bedrooms), 2 kitchens, several lounges, dining room, laundry room, 3 bath/shower rooms, a garage of 25 m<sup>2</sup>, plus a courtyard of 25 m<sup>2</sup> with annexes (workshop and a room that'll be perfect to create a summer kitchen), plus a terrace of 14 m<sup>2</sup>! An atypical characterfull house with many possibilities (because of its 2 independent entrances). Quiet place ! At a few steps from the center !

Ground = Entrance on lounge of 19.22 m<sup>2</sup> (insert fireplace) + other lounge (or bedroom) of 13.10 m<sup>2</sup> (marble fireplace) + kitchen of 11.81 m<sup>2</sup> (lower unit, piano gas hob, double sink, dish washer, fridge) + lounge of 12.50 m<sup>2</sup> (access courtyard and independent access perfect to create a separate habitation) + laundry room of 5.28 m<sup>2</sup> (sink) + shower room of 3.40 m<sup>2</sup> (shower, sink, WC) + garage of 25 m<sup>2</sup> (with electric gate).

1st = Large corridor of 8.06 m<sup>2</sup> (big cupboards) + large master bedroom of 30 m<sup>2</sup> with bedroom of 18.50 m<sup>2</sup> (luminous and with marble fireplace) and en suite bathroom of 7.23 m<sup>2</sup> (bath, italian walk-in shower, basin unit, WC) + dressing area of 3.51 m<sup>2</sup> + hallway of 5.38 m<sup>2</sup> (access to the terrace) + corridor of 4.68 m<sup>2</sup> + WC of 1.70 m<sup>2</sup> + bedroom of 10.15 m<sup>2</sup> + shower room of 6 m<sup>2</sup> (italian walk-in shower, towel dryer, sink, bidet) + spacious room of 25 m<sup>2</sup> with a kitchen (working plan, sink, fridge, gas hob, dish washer).

2nd = Large attic that has been converted (beautiful tiled floor) offering large room of 38.36 m<sup>2</sup> + bedroom of 11.55 m<sup>2</sup> + master bedroom of 23 m<sup>2</sup> with bedroom of 14.50 m<sup>2</sup> and en suite bathroom of 8.48 m<sup>2</sup> (bath, WC, bidet, sink).

Exterior = Pleasant courtyard of 25 m<sup>2</sup> with an annexe of 10.16 m<sup>2</sup> (ideal to create a summer kitchen) + workshop of 11.02 m<sup>2</sup> + terrace of 14 m<sup>2</sup>.

Extras = Oil central heating + insert fireplace + beautiful original tommettes floor tiles + simple glazing + wooden shutters + beautiful features (marble fireplace and floor tiles) + main sewage + roof in good condition + possibility to create 2 independent habitations by creating a staircase in the garage + estimated amount of annual energy consumption for standard use: between 3710 € and 5020 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax about 800 €.

Price = 198.000 € (Super charming ! Great 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](http://georisques.gouv.fr)

Property Id : 44585

Property Size: 236 m<sup>2</sup>

Property Lot Size: 170 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 3

Reference: OB198000E

**Other Features**

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€198,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery

















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 our 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**

great service  
fast transfers

send money abroad 24/7 excellent rates