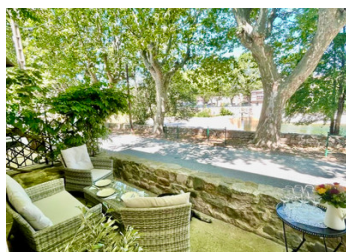


A Dream house for those who dream of the South of France



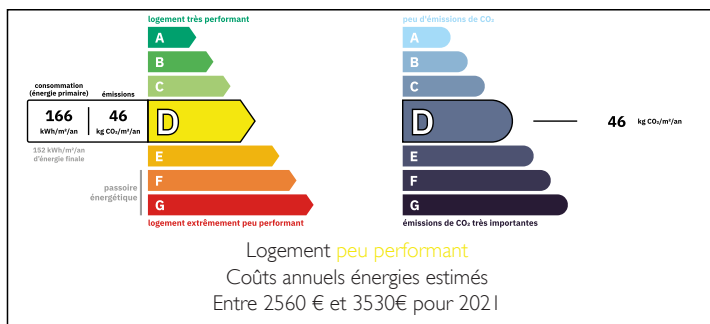
INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	45 m2

IN BRIEF

With five bedrooms, three bathrooms, two large living areas, a terrace and a very spacious garage this is truly a dream house for those who dream of living in the south of France.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2485 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This is a very special stone period house of approximately 185m² of habitable space, lovingly renovated and restored whilst keeping all its original charm. Full of light and air and yet cool in the heat of summer. Ideal as family home, holiday home, or even as a Chambre D'hôte, especially with its private and charming two bedroom apartment with private sun drenched terrace on the top floor.

On the banks of the river Cesse right opposite some of the best river swimming in the region in one of the most sought after villages of all. Who could ask for more?!

Ground Floor:

Living/Kitchen - 41m²

Hallway - 3m²

Storage - 1.5m² (former WC)

Garage

1st Floor:

Master Bedroom - 30m² with a 10m² en-suite bathroom

Bedroom 2 - 15m² with a large storage closet

Bedroom 3 - 15m² with a large storage closet

Family Bathroom - 3.8m²

WC - 1.5m²

Walk-in area - 3.6m² with storage

Corridor - 10.5m² with a window

2nd Floor: (private apartment with South facing terrace)

Living/Kitchen - 25m²

Bedroom 1 - 17m² including cupboards

Bedroom 2 - 12m² including cupboards

Bathroom - 2.5m²

WC - 1m²

Terrace - 40m² with a retractable awning

General:

Outdoor Parking - 2 spaces

Front Terrace - 8m²

Heating - oil radiators and a wood-burning stove