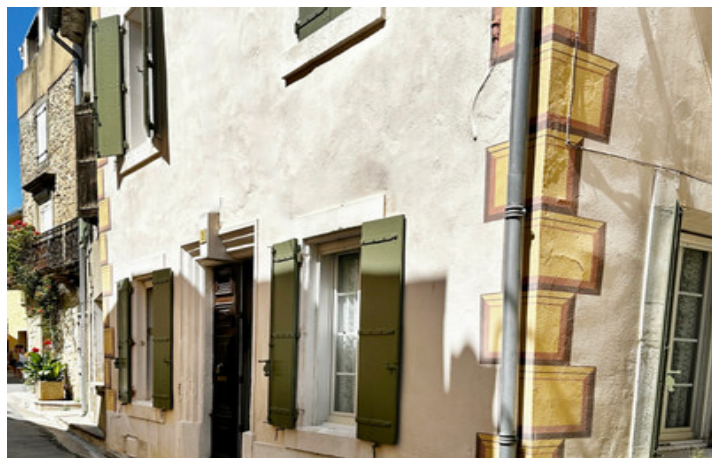


## Inviting 4-Bedroom Village Property with Outdoor Space and Scope to Expand



## INFORMATION

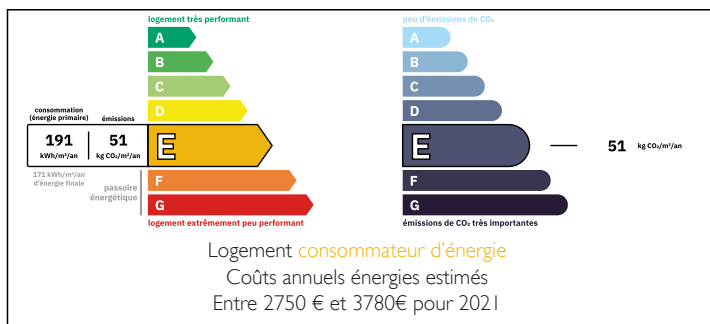
Town:	Bize-Minervois
Department:	Aude
Bed:	4
Bath:	1
Floor:	130 m <sup>2</sup>
Plot Size:	70 m <sup>2</sup>

## IN BRIEF

Spacious 4-bedroom, 1-bathroom village house with approx. 130 m<sup>2</sup> of habitable space, a large courtyard, and a convertible attic. Located in the sought-after village of Bize-Minervois, full of charm and potential.

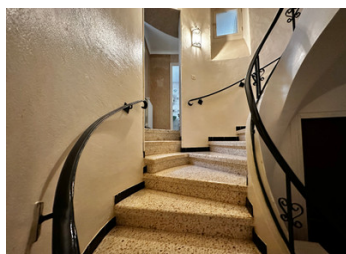


## ENERGY - DPE



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.



## DESCRIPTION

Located in the heart of the vibrant and sought-after village of Bize-Minervois, this substantial 130 m<sup>2</sup> village house offers generous interior space, a large courtyard with potential, and an attic ripe for conversion — all within walking distance of village amenities and river swimming spots.

The ground floor features a welcoming 20 m<sup>2</sup> living room, a separate 10 m<sup>2</sup> dining room with a fireplace, and a 9 m<sup>2</sup> kitchen.

Upstairs, there are three well-proportioned bedrooms (approx. 12 m<sup>2</sup>, 13 m<sup>2</sup>, and 11 m<sup>2</sup>), a spacious bathroom, separate WC, and a 9 m<sup>2</sup> landing offering extra storage space.

Above, an additional bedroom with an adjacent attic space that could be converted into a reading room or exercise room.

To the rear, the house opens onto a spacious courtyard featuring an outdoor toilet and utility area, offering fantastic potential to be transformed into a welcoming family retreat, complete with greenery and a water feature.

The home would benefit from some modernising, but its size, layout, and location make it an excellent opportunity for anyone looking to create a spacious family home, holiday base, or rental investment in one of the Minervois region's most popular villages.

Bize-Minervois offers cafés, restaurants, a local grocery, and riverside swimming — all within a short drive of Narbonne, Béziers, and the Mediterranean coast.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 980 EUR

Taxe habitation: EUR

## NOTES