

Beautiful character village property five bedrooms, three reception rooms roof terrace, pool and courtyard.



## INFORMATION

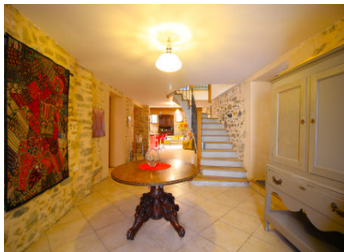
Town:	Peyriac-Minervois
Department:	Aude
Bed:	5
Bath:	3
Floor:	255 m2
Plot Size:	70 m2

## IN BRIEF

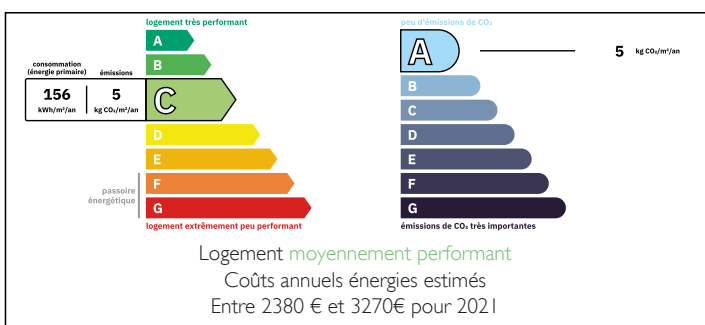
Nestled in the charming village of Peyriac Minervois, this character-rich property offers a spacious and elegant living experience 255m<sup>2</sup>, completely renovated about 10 years ago. The grand entrance leads to a sleek kitchen and a bright living area with access to a private courtyard of 70m<sup>2</sup> featuring a tiled pool and covered terrace.

Upstairs, three double bedrooms, a family bathroom, and an ensuite shower room await, along with a lounge area overlooking the courtyard. On the second floor, a second lounge, a very spacious master bedroom (42m<sup>2</sup>), a bedroom with a roof terrace, and a well-appointed bathroom complete the space.

Outside, a private courtyard, a covered terrace, and sunken tiled pool provide ample opportunities for outdoor relaxation. This is your chance to own a unique blend of modern comfort and historic charm in...



## 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: 3063 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The property is in excellent condition and offers several noteworthy features, including underfloor heating, double-glazed windows in most areas, and a contemporary kitchen equipped with built-in appliances.

Approximate measurements for the property are as follows:

Entrance hallway: 30.91 square meters  
 Kitchen: 41.58 square meters  
 Utility/boiler room: 5.72 square meters  
 Bathroom: 7 square meters  
 On the first floor:

Hallway: 16 square meters  
 Bedroom 1: 13.61 square meters  
 Bedroom 2: 19.65 square meters  
 Shower/bathroom: 6.43 square meters  
 Bedroom 3: 15.11 square meters  
 Shower room: 5.78 square meters  
 Lounge area : 16.06 square meters  
 On the second floor:

Master bedroom: 42 square meters  
 Bedroom: 19.78 square meters  
 Bathroom: 8.72 square meters (with a reduced ceiling height)  
 Terrace: 13.73 square meters  
 Exterior features include  
 a walled courtyard with outside lighting  
 tiled swimming pool, 4m x 3m and a covered terrace.

Peyriac Minervois is a charming village with amenities such as a bakery, butcher shop, restaurant, a newly established supermarket, and a swimming pool complex, all within walking distance. Additionally, it is conveniently located, with Carcassonne just 24 kilometers away, Narbonne at 42 kilometers, and Mediterranean beaches accessible within 60 kilometers.