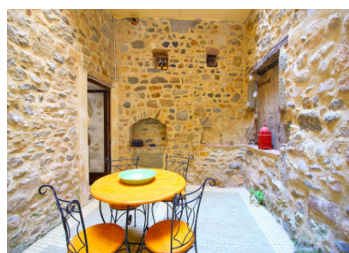


Super character 4 bed property with large roof terrace and courtyard in a popular medieval village

EXCLUSIVE



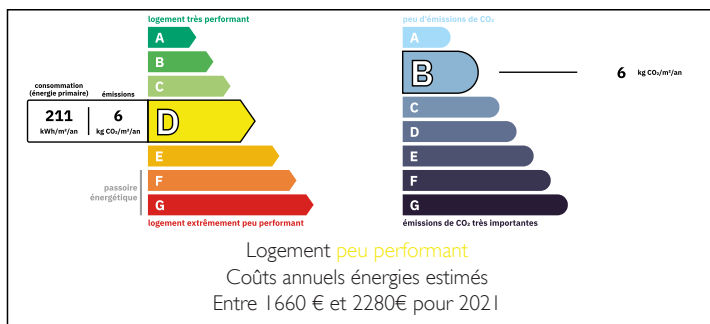
## INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	4
Bath:	3
Floor:	143 m2
Plot Size:	93 m2

## IN BRIEF

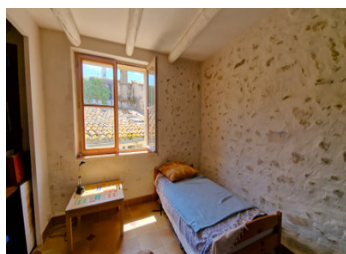
Rare opportunity awaits in the heart of Bize Minervois, a medieval village. This historic property, steeped in character, showcases original elements like exposed stone walls, beams, tiled floors, certain parts of the property date back to the 15th century. On entering you have lounge /reception which leads into a unique kitchen and dining area with captivating curved walls, complemented by an intimate courtyard 13m2. The first floor offers a luminous lounge, a double bedroom with ensuite shower room, and balcony. On the second floor, discover three more double bedrooms, a shared shower room, and an additional balcony. The pinnacle is the top-floor roof terrace, spanning 70m2, offering breathtaking views of the village and the river, an ideal space for both relaxation and entertaining. Explore the convenience of village living, with all...

## 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: 1500 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The property boasts an efficient wood pellet fire that provides ample heating, complemented by its naturally cool ambiance in summer, thanks to the substantial thickness of its walls.

The roof terrace has water and electricity connected

Property Specifications:

- \*\*Lounge:\*\* 17.81m<sup>2</sup>
- \*\*Utility/Shower Room:\*\* 4.19m<sup>2</sup>
- \*\*Kitchen with Tiled Worktop:\*\* 21.73m<sup>2</sup>
- \*\*Dining Area\*\*
- \*\*Interior Courtyard:\*\* 13.06m<sup>2</sup>
- \*\*First Floor:\*\*
- \*\*Lounge with Wood Pellet Burner:\*\* 26.91m<sup>2</sup>
- \*\*Bedroom 1:\*\* 15.90m<sup>2</sup>
- \*\*Shower Room:\*\* 4.60m<sup>2</sup>
- \*\*Private Balcony Overlooking Courtyard:\*\* 3.93m<sup>2</sup>
- \*\*Stairs Up to Second Floor\*\*
- \*\*Hallway:\*\* 6.66m<sup>2</sup>
- \*\*Bedroom 2:\*\* 10.11m<sup>2</sup>
- \*\*Bedroom 3:\*\* 11m<sup>2</sup>
- \*\*Bedroom 4:\*\* 16.07m<sup>2</sup>
- \*\*Private Balcony:\*\* 3.28m<sup>2</sup>
- \*\*Shower Room:\*\* 4.45m<sup>2</sup>
- \*\*Stairs Up to Roof Terrace\*\* 70m<sup>2</sup>
- \*\*Outdoor Features:\*\* Lighting, Electric Points, Water Point

Located in the vibrant and highly sought-after village of Bize Minervois, this property offers a unique blend of modern amenities and traditional charm. Within walking distance, residents can enjoy an array of conveniences, including restaurants, bars, two boulangeries, a village shop, doctors, and dentists.

Strategically situated, the property allows easy exploration of the picturesque region, being just 45km from Carcassonne, 20km from Narbonne, and 35km from the Mediterranean beaches. The area benefits from excellent transport connectivity, with airports in Beziers, Carcassonne, Montpellier,