

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

EXCLUSIVE



## INFORMATION

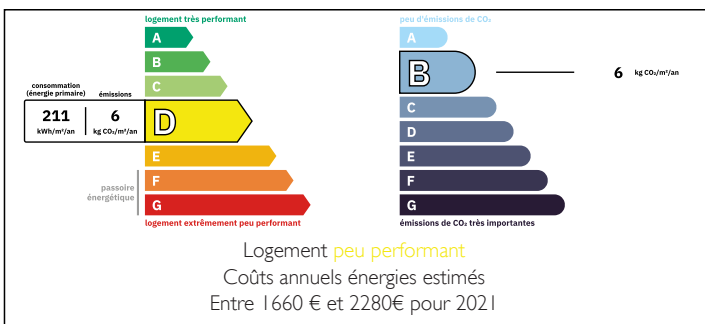
Town:	Bize-Minervois
Department:	Aude
Bed:	4
Bath:	3
Floor:	143 m <sup>2</sup>
Plot Size:	93 m <sup>2</sup>

## IN BRIEF

Here's a rewritten version with virtually the same length and marketing impact:

A rare opportunity in the heart of Bize-Minervois, a charming medieval village. Rich in history and character, this unique property retains many original features including exposed stone walls, wooden beams, traditional tiled floors, with parts of the home dating back to the 15th century. The entrance opens into a welcoming lounge/reception room leading to a distinctive kitchen and dining space with beautiful curved walls, complemented by a private 13m<sup>2</sup> courtyard. The first floor offers a bright large lounge with wood pellet burner, a double bedroom with ensuite shower room, and a balcony. The second floor features three further double bedrooms, a y shower room, and another balcony. Crowning the property is a spectacular 70m<sup>2</sup> roof terrace with stunning views over the village and river, perfect...

## 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

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

## LOCAL TAXES

Taxe foncière: 1500 EUR

## NOTES

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,