

**\*\*UNDER OFFER\*\* A Rare Riverside House with Ancient Rights & Timeless Charm**



## INFORMATION

<b>Town:</b>	<b>Bize-Minervois</b>
<b>Department:</b>	<b>Aude</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>109 m2</b>
<b>Plot Size:</b>	<b>15 m2</b>



## IN BRIEF

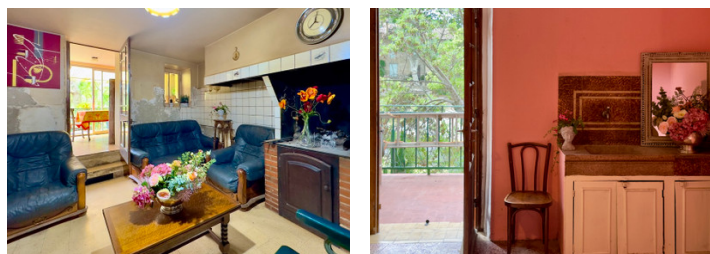
Rare riverside stone house built into the ancient village ramparts, overlooking the river Cesse and its natural swimming area. Full of character, with balconies, a newly created 15 m<sup>2</sup> riverside terrace, and an ancient right extending ownership to the middle of the river. Compact yet liveable, with strong potential for enhancement, this is a truly unique opportunity combining river life and village charm.

## ENERGY - DPE

DPE not required.

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: 480 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

**\*\* UNDER OFFER\*\*** Built into the ancient village ramparts, this unique stone house enjoys an exceptional setting overlooking the river Cesse and its natural swimming area. Delightfully full of character, with thick stone walls and charmingly irregular lines, it offers an authentic and atmospheric riverside lifestyle.

The property benefits from a rare and ancient right whereby ownership extends from the house to the middle of the river. Historically believed to have been the first tobacco house in the village, the south-facing riverside terraces were once used to dry tobacco leaves, while sales took place from the front onto the picturesque village square.

The house is compact yet liveable, with balconies directly facing the river and lovely views over the water. A newly created 15 m<sup>2</sup> terrace on the riverbank allows you to swim, return directly to the property, and relax by the water — perfect for sunbathing or enjoying a drink. The cellar space behind, traditionally designed to accommodate occasional river swell, has been lightly refreshed and lends itself beautifully to use as a seasonal riverside leisure area.

While some updating would enhance the property further, its location — river at the back, village life at the front — offers exceptional lifestyle appeal and strong potential for those seeking a truly unique project in a magical setting.

Layout:

Ground floor:

Kitchen (13 m<sup>2</sup>), living room (16 m<sup>2</sup>), veranda (8 m<sup>2</sup>), balcony (8 m<sup>2</sup>)

First floor:

Bedroom (16 m<sup>2</sup>), bathroom (8 m<sup>2</sup>), WC (3 m<sup>2</sup>), balcony (5 m<sup>2</sup>)

Second floor: