

A beautifully positioned riverside village house to renovate in a friendly sought after Minervois village

EXCLUSIVE



## INFORMATION

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

## IN BRIEF

Location! Location! Location! While this property definitely needs a complete renovation the upside potential is huge. In actuality it is indeed currently liveable, but anyone with vision, and we think, surprisingly little investment could convert this into a dream which is in a particularly good location. The back of the house has two balconies directly facing the beautiful river Cesse, and the front faces directly onto a village square which could be right out of a classic French movie. Truly the French dream!



## 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

The plans provided show the approximate layout. Understand that the walls of this house are incredibly thick! Indeed it is built into the ancient village ramparts, and so its very 'wonky'. Nothing much is straight. But what it lacks in straightness it certainly makes up in charm and character. None of the rooms are particularly large, after all it is a small house, but it doesn't take much of an imagination to envision how sweet life could be of an evening sitting on the balcony taking in the beauty of the river and its natural swimming pool literally right in front!

The basement of the structure is right on the river bank and would make a superb 'river beach hut'. This part of the house is definitely flood-able, but has been obviously structured to take it and is accessible from the terrace above.

For anyone who wants a good renovation project with great upside potential this house is definitely worth a look...

Ground floor:  
Kitchen - 13m<sup>2</sup>  
Living room - 16m<sup>2</sup>  
Veranda - 8m<sup>2</sup>  
Terrasse - 8m<sup>2</sup>

First floor:  
Bathroom - 8m<sup>2</sup>  
WC - 3m<sup>2</sup>  
Bedroom 1 - 16m<sup>2</sup>  
Balcony - 5m<sup>2</sup>

Second floor:  
Bedroom 2 - 12m<sup>2</sup>  
Storage - 6m<sup>2</sup>  
Bedroom 3 - 9m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website :