

Opportunity in the Minervois: Village house to renovate

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

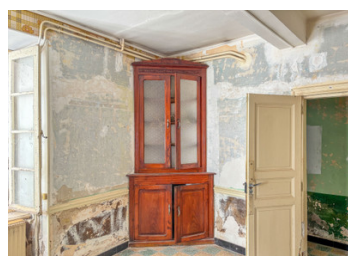
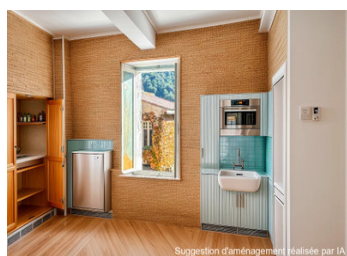
Town:	Agel
Department:	Hérault
Bed:	5
Bath:	1
Floor:	93 m2
Plot Size:	0 m2

IN BRIEF

Village house of 93m² over 2 levels to renovate, consisting of 5 bedrooms, living room, kitchen, 1 bathroom, 1 WC, and a garage.

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

Village house to renovate - Agel, heart of the Minervois

Come and discover this charming village house to renovate, located in the heart of Agel, a typical village known for its medieval castle, in the heart of the Minervois, between Narbonne and Carcassonne. With a living space of 93m² spread over two levels, this house offers great renovation potential while retaining many characterful elements.

Ground floor: entrance, kitchen, bright living room.
First floor: hallway, 5 spacious bedrooms, 1 shower room, 1 WC.

The house features beautiful marble fireplaces, well-preserved cement tiles, and other architectural details that enhance its authentic charm. These elements can be highlighted during the renovation works, offering a unique and character-filled environment.

A garage completes the property, practical for storage or potential conversion.

The foundations of the renovation are solid, and this house offers multiple possibilities for redevelopment. Ideal for a primary residence, a secondary home, or a rental project, it combines the charm of the old with modern comfort.

Not to be missed: an investment with great potential in a sought-after village in the region. A great opportunity to seize quickly.

For more information or to schedule a visit, contact us.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 206 EUR

Taxe habitation: EUR

NOTES