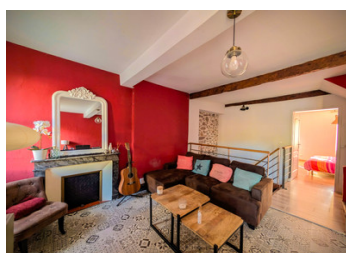
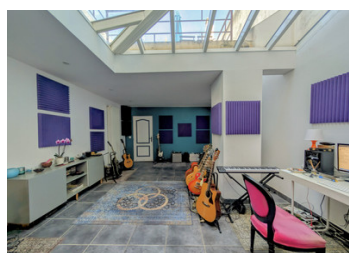
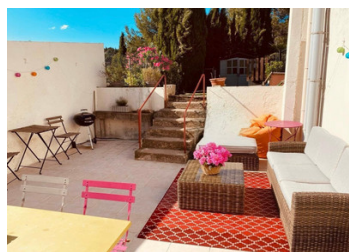


Authentic Village House in Minervois – Charm, Secluded Garden & Pool, 3 Bedrooms 2 Bathrooms



INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	325 m2



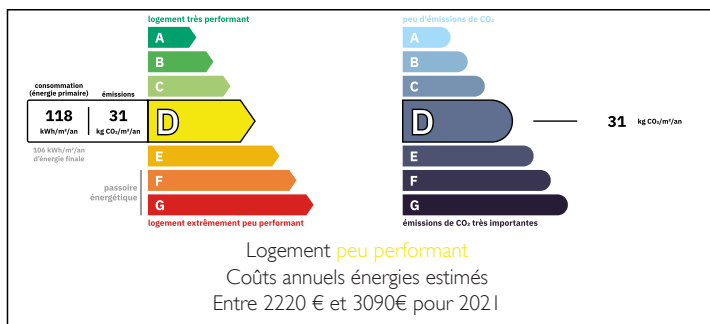
IN BRIEF

In the heart of the picturesque village of Caunes-Minervois, this elegant 3-bedroom, 2-bathroom house combines the charm of the old with modern comfort.

With its generous spaces, preserved period features (stone walls, fireplace), welcoming terrace, and secluded garden with a 7x4 pool, it offers an ideal living environment. The garden requires little upkeep, featuring synthetic grass for easy maintenance.

On the ground floor, enjoy a bright living space, enhanced by a large glass partition. On the first floor, a master suite, along with a cozy, air-conditioned lounge/office featuring a beautiful period fireplace, opens onto the terrace and private garden. Finally, on the second floor, two spacious bedrooms with dressing rooms and a bathroom complete this charming home.

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:	1300 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A Cozy and Functional Interior

GROUND FLOOR

Upon entering, you are welcomed into a spacious 37 m² living area, featuring an open-plan fitted kitchen, a bar corner, and a 24 m² space, currently used as a music studio, flooded with natural light from a large glass partition.

A separate toilet, a pantry, and a laundry room complete this level.

FIRST FLOOR

Designed for comfort, this level includes an 18 m² master suite with a walk-in closet and en-suite bathroom. A 16 m² living room, with a charming period fireplace, opens onto a tiled terrace and a fenced garden with a 7x4 pool.

SECOND FLOOR

The top floor features two spacious bedrooms (16 m² and 20 m²), each with a dressing room. A bathroom with a WC requires some renovation, offering the opportunity to personalize the space to your taste.

A Charming and Private Outdoor Space

From the upper floor, you step onto a 30 m² terrace. The garden, featuring a synthetic grass area and a garden shed, also houses an above-ground pool with a recent filtration system.

With the arrival of warm weather, this outdoor space becomes a perfect retreat, ideal for enjoying a morning coffee in the sun, hosting friends for a meal, or simply unwinding in complete tranquility.

An Ideal Living Environment in Occitanie

Caunes-Minervois, a charming medieval village in the Minervois, boasts a privileged location between the Montagne Noire and the surrounding vineyards. Just a few kilometers from Carcassonne, with its train station and international airport, the house benefits from excellent transport links...