

Architect-designed single-storey 3-bed villa with garden and stunning panoramic view in village with amenities



INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	1800 m2

IN BRIEF

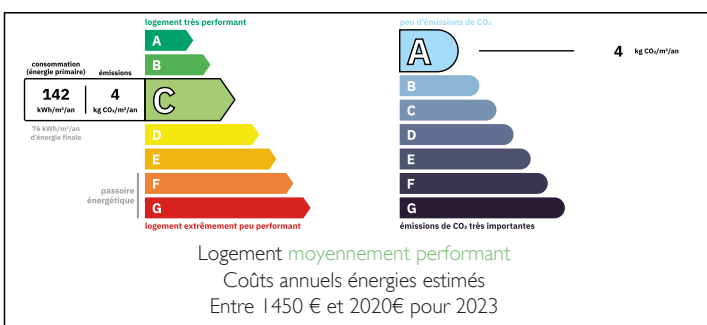
A rare opportunity to acquire a single-storey house in excellent condition, surrounded by verandahs and garden, in the sought-after village of Caunes-Minervois. The breathtaking views from all the rooms in the house make this an opportunity not to be missed.

The hexagonal-shaped open plan living-dining room has an attractive stone fireplace, and the adjoining kitchen opens on to another terrace with barbecue grill. Three double bedrooms, also opening on to the terrace, all have built-in wardrobes. Bathroom with shower and w.c., and a separate wc.. Large utility room with laundry area. Ample storage space.

The garden surrounds the house, and has room for a pool.

Another plus of this house is its energy efficiency,

ENERGY - DPE



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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

Overlooking the picturesque village of Caunes-Minervois, the imprenable views of the Montagne noire and the Corbières will take your breath away.

From the entrance hall you walk into the spacious hexagonal living room with a stone insert fireplace, and three french windows opening into the garden. An archway leads through into the dining area. The east-facing covered verandahs either side of the living room provide welcome shade for alfresco living in the hot summer months. The fitted kitchen is separated from the living room by a breakfast bar, and opens on to the verandah where there's a built-in grill. Behind the kitchen is a big storeroom with laundry area.

The bedroom area is accessed from the entrance hall, with a door dividing it from the living area. A cupboard-lined corridor leads to the three light and airy double bedrooms, all with french windows opening onto the terrace. Each room has built-in wardrobes. At the end of the corridor is the bathroom with walk-in shower, double washbasins and w.c. There is an additional w.c. and washbasin next to the entrance hall.

An added advantage of this property are the income-generating solar panels, and the energy efficient design.

The garden surrounds the house and is laid out to grass. The house is on a quiet no-through road, and not overlooked by neighbours.

LOCAL TAXES

Taxe foncière: 1939 EUR

Taxe habitation: EUR

NOTES

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