

Beautiful spacious three bedroom character property with terrace ,gardens and swimming pool



## INFORMATION

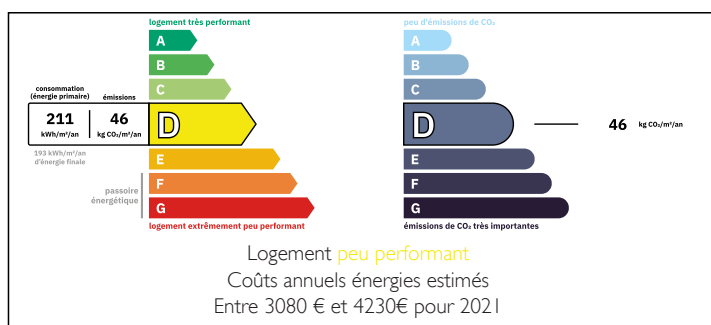
Town:	Bize-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	550 m2

## IN BRIEF

Charming and beautifully renovated 3-bedroom village house in the heart of sought-after Bize-Minervois. Full of character, this spacious home has been thoughtfully updated by the current owner, blending original features with modern comfort. It boasts a stylish new kitchen, a generous living area, plus dining room and a luxurious master suite complete with walk-in shower and freestanding island bath, plus 2 double bedrooms and a separate family bathroom. Outside, enjoy a private courtyard for alfresco dining, landscaped gardens, and a brand-new swimming pool—ideal for relaxing or entertaining. This property is perfect as a comfortable family home or a fabulous holiday retreat in the picturesque Minervois region. Bize-Minervois offers café, restaurants, a bakery, grocery store, pharmacy, and a school. Nestled in stunning countryside with vineyards and olive groves, it features a scenic river for swimming and relaxing—perfect for lovers...

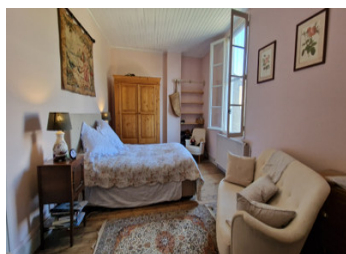
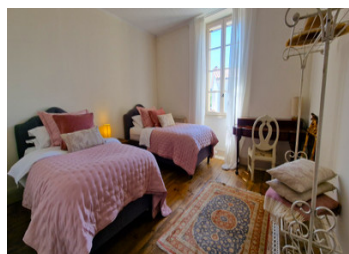


## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

"The property has been fully renovated throughout, featuring brand-new plumbing and electrics, a modern kitchen and bathrooms, and a newly installed swimming pool. The ground floor boasts a stylish tiled finish, adding to the contemporary appeal."

### Property Details:

Ground Floor:

Entrance Hallway: 8.12 m<sup>2</sup>

Dining Room: 13.71 m<sup>2</sup>

Kitchen: 12.27 m<sup>2</sup>, fully equipped with built-in appliances

WC: 1.67 m<sup>2</sup>

Utility Room: 2 m<sup>2</sup>

Spacious Double Lounge:

First Lounge: 19 m<sup>2</sup>

Second Lounge: 13.64 m<sup>2</sup>, with glass doors opening onto the charming courtyard garden

### First Floor:

Landing: 4.98 m<sup>2</sup>

Shower Room: 5.70 m<sup>2</sup>, with WC, walk-in shower, and contemporary fittings

Bedroom 1: 17 m<sup>2</sup>

Bedroom 2: 17 m<sup>2</sup>

Master Suite: 29 m<sup>2</sup>, featuring an adjoining luxury bathroom with an Italian walk-in shower and an island bathtub

### Outbuildings:

Boiler Room: 4.09 m<sup>2</sup>

Storage Room: 4.06 m<sup>2</sup>

Fuel Room: 10.54 m<sup>2</sup> (reduced ceiling height)

Outbuilding for Pool equipment plus shower 12.74m<sup>2</sup>

Exterior: The property boasts a delightful private courtyard garden, ideal for relaxing or entertaining. Stone steps lead up to an elevated garden planted with Mediterranean flowers and shrubs. A newly installed swimming pool completes this peaceful outdoor space.

Location: All local amenities are within easy walking

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