

Delightful village house, tastefully renovated, 2 en-suite bedrooms, large roof terrace, close to amenities.

## EXCLUSIVE



## INFORMATION

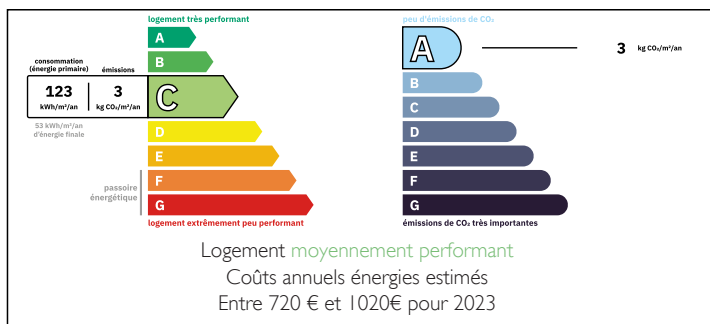
Town:	Rieux-Minervois
Department:	Aude
Bed:	2
Bath:	2
Floor:	70 m2
Plot Size:	16 m2



## IN BRIEF

Lovely bright village house, fully modernised and in walk-in condition. Accommodation comprises 2 en-suite bedrooms, sitting room and large dining kitchen leading to the sunny roof terrace. Boarded attic. Workshop on the ground floor. New air-conditioning. Wood burner in the kitchen. Situated in the popular village of Rieux-Minervois with all amenities in walking distance.

## 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 foncière:** 1385 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Beautifully renovated house, recently decorated, offering flexible living space over 3 floors, with potential to rent out the first floor as holiday accommodation.

The ground floor is made up of a workshop / former garage (24m<sup>2</sup>), fitted with glass doors behind the wooden exterior door, allowing for a variety of uses, but currently used for storage.

A quaint old stone staircase leads up to the living space. The first floor has a bright bedroom (12m<sup>2</sup>), sitting room (10m<sup>2</sup>) and shower room with WC (4m<sup>2</sup>).

On the second floor is a fully fitted kitchen / dining room (20m<sup>2</sup>), with range cooker, and wood-burner. From this room there is access to the stunning roof terrace (16m<sup>2</sup>), part covered, which is perfect for outdoor dining, and has views over the rooftops to the countryside beyond.

On the third floor is the master bedroom suite (20m<sup>2</sup>), including a full bathroom. Access to a boarded loft space for extra storage.

New reversible air-conditioning in both bedrooms. Double glazing to all windows, wooden shutters.

The house is set on a quiet street, just a short walk from the shops and restaurants.

Rieux-Minervois is a village of 2000 people, set in the Minervois wine-producing area, and situated about 30 minutes away from Carcassonne with its international airport and good transport links. The Mediterranean beaches are only about one hour away.

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