

Charming & spacious village house with garden in the heart of the Minervois - 4 beds 2 baths and potential

EXCLUSIVE



## INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	100 m2

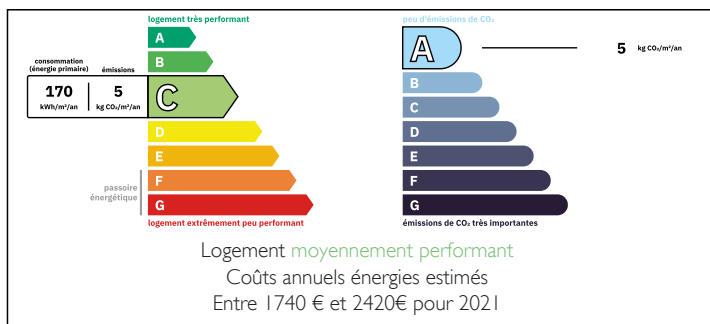
## IN BRIEF

Set in a peaceful Minervois village, just minutes from sought-after Caunes-Minervois and the shops of Peyriac-Minervois, this beautifully spacious village house combines character and comfort in a warm, inviting atmosphere.

The property offers:

- 4 bedrooms, including a bright 28 m<sup>2</sup> master suite,
- a spacious living/dining room,
- a second lounge or study,
- a modern fully-equipped kitchen with pellet stove,
- 2 shower rooms and 3 WCs,
- a large landing currently used as a study/guest bedroom,
- 36 m<sup>2</sup> of easily convertible attic space (insulated, with electricity and windows),
- and a sun-soaked private garden, ideal for relaxing or entertaining — the owners even install a pool in summer!

## 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: 1581 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Charming village home with modern comfort and peaceful surroundings – South of France lifestyle at its best

This beautifully restored property combines authentic character, modern comfort, and a peaceful lifestyle in one of the most sought-after regions of southern France. Conveniently located less than 30 minutes from Carcassonne and its international airport (with regular flights to \*\*London, Dublin, Brussels, Cagliari, Porto\*\*, and more), the house is just 45 minutes from Narbonne, about an hour from the Mediterranean beaches, and under two hours from the ski resorts of the Pyrenees\*\*. A truly ideal location to enjoy the South of France all year round.

The village itself is a typical Languedoc wine village, quiet and picturesque, with essential services such as a grocery shop/bar-restaurant and a primary school. It has a well-established English-speaking community, creating a warm and welcoming atmosphere. Just 5 minutes away, Caunes-Minervois offers a full range of shops, restaurants, and stunning historic sites, while \*\*Peyriac-Minervois\*\* provides all the everyday conveniences including supermarkets.

Originally two separate houses now joined into one, this spacious home offers flexibility and privacy, ideal for hosting friends and family while maintaining your own space. It comprises four bedrooms, including a large, light-filled master suite of 28 m<sup>2</sup>\*\* with en-suite shower room and WC. Two separate lounges with different atmospheres, a modern fitted kitchen with pellet stove, a second shower room, two additional WCs, and a generous landing space currently used as a home office or guest room complete the main living areas.

The...