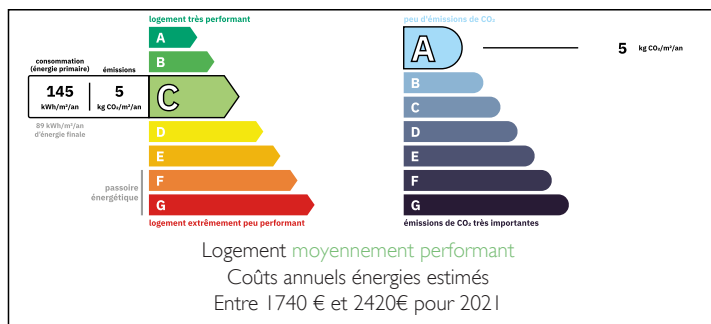


Spacious 19th-Century Stone House with Garden – Flexible Layout, Gîte Potential, 4+ Bedrooms

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Trausse
Department:	Aude
Bed:	4
Bath:	2
Floor:	186 m ²
Plot Size:	100 m ²

IN BRIEF

In a charming village in the Minervois, just 5 minutes from Caunes and Peyriac-Minervois, this beautiful 19th-century stone house with garden is spacious and versatile.

Originally made up of 2 houses, it can comfortably accommodate family or friends while preserving your privacy, or be transformed into a main house with 3–4 bedrooms and an independent 2-bedroom house

On the ground floor: living/dining room, WC, eat-in kitchen, 2nd living room/office.

On the first floor: 2 bedrooms, WC and bathroom on one side; master suite on the other.

On the second floor: landing used as an office/spare bedroom, 4th bedroom; on the other side, partially converted attic space of about 36sqm (not included in the 180sqm)

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.



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 m²** 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...

LOCAL TAXES

Taxe foncière: 1581 EUR

Taxe habitation: EUR

NOTES