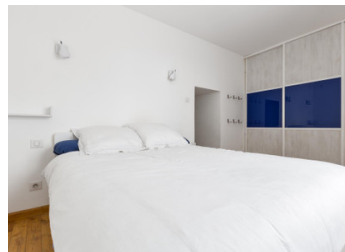
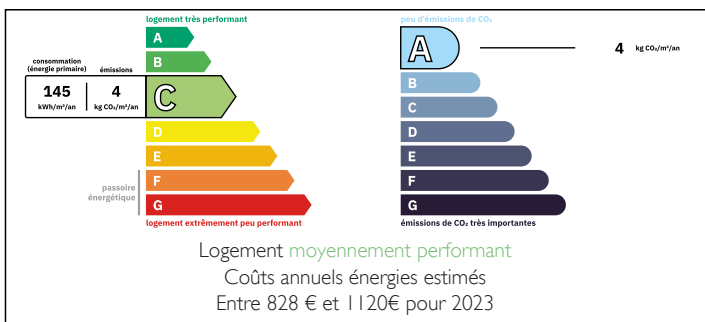


This unique property consists of two beautifully restored stone houses located in the heart of a picturesque v



ENERGY - DPE



INFORMATION

Town:	Escales
Department:	Aude
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	52 m2

IN BRIEF

Unique property complex consisting of two fully renovated and air-conditioned stone houses named Opuntia Pech and Opuntia Téoulière. With a total living area of 127 m², these two adjoining houses offer multiple outdoor spaces: three terraces (one with panoramic views), a shaded patio, and a tree-lined garden.

The property is in perfect condition with recent roofing and a completely renovated bathroom (2024). It is sold furnished and ready to be occupied or operated. This property represents an excellent opportunity for a primary residence, secondary home, or profitable rental investment.

Located in a typical Aude village between vineyards and olive groves, this property enjoys a peaceful and authentic setting, halfway between Carcassonne and Narbonne. The location offers tranquility while being close to the region's major tourist sites.

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: 1131 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover a unique property complex consisting of two fully renovated and air-conditioned stone houses, offering an exceptional living environment in the typical village of Escales. These two properties, named Opuntia Pech and Opuntia Téoulièro, form a harmonious whole while maintaining their independence.

Main features:

Total living area of 127 m²

Three terraces, one with panoramic views of the Minervois plain and the Montagne Noire

A shaded patio and a small tree-lined garden

Possibility of communication between the two houses via the patio

Can be rented separately or together, offering excellent profitability

Impeccable condition with recent roofs and a new bathroom (2024)

Sold furnished with all visible furniture in the photos

Opuntia Pech:
Former wine cellar transformed into contemporary accommodation, this house combines the charm of stone with a modern and bright interior. On the ground floor, you will find two bedrooms, a bathroom and separate toilet. The upper floor opens onto a spacious, light-filled living room-kitchen, with access to two terraces offering different views: one over the village rooftops and pine forests, the other with a panoramic view of the Minervois plain and the Montagne Noire. The house can accommodate up to four people and is equipped with air conditioning, a fully equipped kitchen and fiber optic internet connection.

Opuntia Téoulièro:

Former seasonal workers' accommodation completely renovated, this house has a furnished patio, a living room with French billiards and a quality sofa bed, a new bathroom with shower and separate toilet. Upstairs, a bedroom with a double bed is separated from the bright kitchen by...