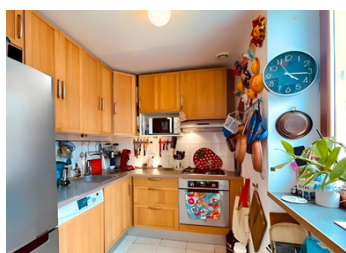
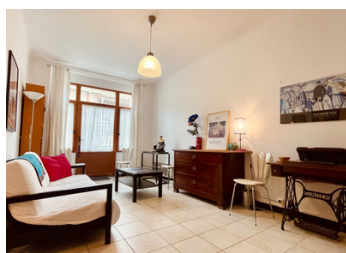
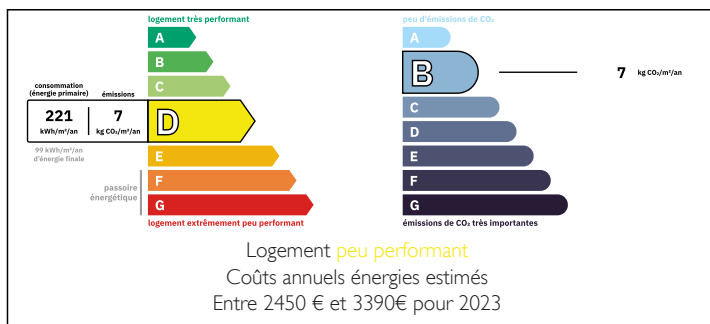


## Charming village house with sunny terrace, garage and guest apartment - Caunes-Minervois

### EXCLUSIVE



### ENERGY - DPE



### INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	3
Bath:	3
Floor:	147 m2
Plot Size:	24 m2

### IN BRIEF

Set in the heart of the popular village of Caunes-Minervois, this characterful three-storey house offers flexible living space, a sunny terrace, garage, and a separate ground-floor apartment – ideal for guests, family, or holiday lets.

First floor: a spacious living area opening onto the terrace, a kitchen, and bathroom.

Second floor: two good-sized double bedrooms, a generous landing, and shower room with washbasin and WC. The living room and master bedroom are fitted with heat pumps for year-round cooling and heating.

Ground floor: a self-contained apartment with sitting room, double bedroom, kitchen, and bathroom with separate WC and a washing machine. Ideal for visitors or as a potential income stream.

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:** 1251 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Discover this characterful three-storey home in the sought-after village of Caunes-Minervois, offering flexible accommodation and a self-contained ground-floor apartment – ideal for guests or generating rental income.

The entrance hall leads up to the main first-floor living space. The ground-floor apartment can be accessed internally from the hallway or via its own private street entrance – perfect for independent use.

The light-filled first floor has windows on three sides and high, white-painted beamed ceilings. French doors open onto a 20m<sup>2</sup> roof terrace, a lovely spot for alfresco dining or relaxing in the sun. The living area benefits from a heat pump, keeping it cool in summer and warm in winter. The fitted kitchen, though compact, is practical and conveniently positioned next to the terrace. A full bathroom with bath, overhead shower, washbasin, WC, washing machine and dryer completes this floor.

On the second floor, you'll find a spacious master bedroom with dual-aspect windows and a heat pump. There's a second double bedroom, a generous landing currently used as a hobby area, and a modern shower room with washbasin and WC.

The ground floor apartment includes a spacious living room, double bedroom, kitchen, bathroom with shower, separate WC, and washing machine. It's ideal for visiting friends or family, or as a holiday let or long-term rental.

Caunes-Minervois, with a population of 1800, lies 30 minutes east of the UNESCO world heritage cité of Carcassonne, and the Canal du Midi. Caunes has excellent amenities: grocery store and master butcher,...