

Ref: A38534IEG11

Price: 85 000 EUR

agency fees to be paid by the seller

One-bedroom village house, nearly renovated, with finished attic - in charming canal-side village



INFORMATION

Town: Paraza

Department: Aude

Bed: I

Bath:

Floor: 62 m2

Plot Size: 0 m2











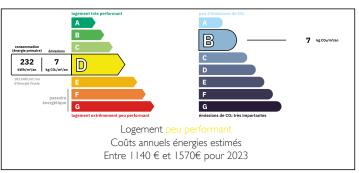


IN BRIEF

In the heart of a lively Minervois village with restaurants, its own polular winemaking Château and the Canal du Midi, this charming village house is ideally situated to enjoy boating, cycling and the light and life of the region.

Set over three levels, this home features a cosy open-plan living, dining, and kitchen area plus a WC on the ground floor. The first floor has a generous bedroom and bathroom plus a small laundy space, while the top floor we find a spacious attic, ideal as a second bedroom, studio, or additional living space.





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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This great one-bedroom house offers spacious, light-filled rooms across three levels — with a versatile finished attic accessible via a foldable ladder, easily transforming into a second bedroom or studio. With renovation nearly complete, it's a fantastic opportunity to personalise the final touches and make it truly your own.

Perfectly located near a renowned château and winery, and just minutes from charming local restaurants, galleries, and the pleasures of life along the Canal du Midi, the house is also extremely convenient for day trips: Narbonne is just 25 minutes away, and the Mediterranean coast only 40 minutes.

Even closer are a host of picturesque villages, inviting restaurants, and attractions scattered along the canal. For those who enjoy an active lifestyle, the area is ideal for cycling, hiking, river swimming, and of course, boating on the canal. And for winter enthusiasts, skiing in the Pyrenees is just about two hours away.

Travel and transport connections are excellent:

- Carcassonne Airport 45 minutes
- Béziers Airport 50 minutes
- Perpignan Airport 60 minutes
- Montpellier Airport I hour 20 minutes
- Toulouse Airport I hour 30 minutes
- Narbonne TGV train station 28 minutes (with service to Paris in just over 4 hours)
- A9 Autoroute 25 minutes (main route to Spain and the Pyrenees)

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