

## Light-Filled Character Home in Cruzy with Terraces, Garden Oasis & Stunning Minervois Countryside Views

### EXCLUSIVE



### INFORMATION

Town:	Cruzy
Department:	Hérault
Bed:	3
Bath:	3
Floor:	130 m <sup>2</sup>
Plot Size:	149 m <sup>2</sup>

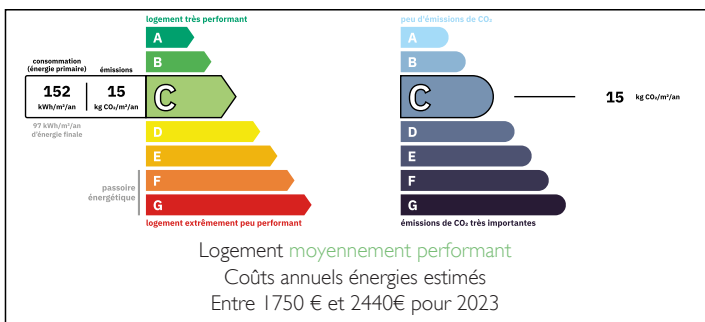
### IN BRIEF

In the heart of Cruzy, a lively Minervois wine village, this charming 130 m<sup>2</sup> home from 1900 combines traditional character with modern comfort. Featuring wooden shutters, exposed beams, and sunlit spaces, it offers three spacious bedrooms, each with direct access or ensuite facilities, three bathrooms and a bright landing enhanced by a Velux window, filling the space with beautiful natural light.

The living room (31 m<sup>2</sup>) and open kitchen (14 m<sup>2</sup>) open onto a 22 m<sup>2</sup> terrace with panoramic views over the rolling hills, while the southeast-facing 130 m<sup>2</sup> garden terrace ensures privacy and calm with no overlooking neighbors. Additional features include a laundry room, storage, and a covered 17 m<sup>2</sup> porch suitable for parking.

Cruzy offers amenities like: épicerie, pharmacy, tabac, restaurants nearby. Located near Narbonne, Béziers, Canal du Midi, Mediterranean beaches, Spain, and airports, this property...

### ENERGY - DPE



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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: 674 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

A Charming Character Home with Panoramic Views in the Minervois

Nestled in the picturesque wine village of Cruzy, this traditional French home of 130 m<sup>2</sup> offers warmth, charm, and authenticity at every turn. Built around 1900 and carefully maintained, it blends the timeless appeal of wooden shutters, exposed beams, and wooden floors with modern comfort. Facing southeast, the house is bathed in natural light throughout the day, with its terraces and garden designed for relaxation and privacy.

### Living with Light & Views

The heart of the home is on the first floor, where a spacious 31 m<sup>2</sup> living room with exposed beams and character details flows seamlessly into a 14 m<sup>2</sup> open kitchen. This convivial space opens directly onto a 22 m<sup>2</sup> terrace, the perfect spot for al fresco dining while overlooking the verdant hills of the Minervois. A staircase leads down to the garden, connecting indoor and outdoor living.

On the second floor, a generous 11 m<sup>2</sup> landing with an electric Velux window which creates a bright atmosphere. From here, you enter two beautiful bedrooms: one of 20 m<sup>2</sup> and the other of 16 m<sup>2</sup>—each with its own ensuite bathroom and private toilet. Comfort and privacy for family and guests alike.

On the ground floor, you'll find a 15 m<sup>2</sup> bedroom with French doors opening onto the terrace and garden. A spacious 8 m<sup>2</sup> bathroom with bathtub and toilet, an 8.5 m<sup>2</sup> hallway, a 4.5 m<sup>2</sup> storage room, and a 3.5 m<sup>2</sup> laundry room complete this level. The...