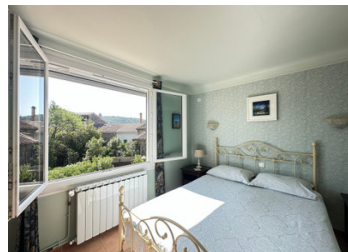
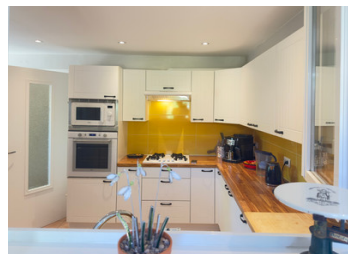


## Charming Villa with Gîte, Garden & Pool in Idyllic Minervois Village



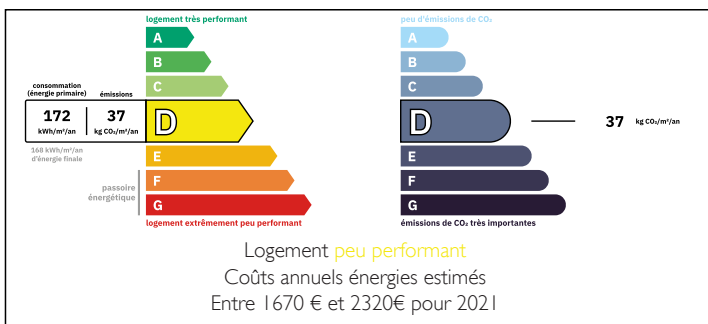
## INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	4
Bath:	3
Floor:	145 m <sup>2</sup>
Plot Size:	650 m <sup>2</sup>

## IN BRIEF

Tucked away in a peaceful corner of a lively, sought-after Minervois village on the River Cesse and near the Canal du Midi, this beautifully maintained villa offers the perfect blend of character, comfort, and lifestyle. The main house includes three bedrooms, a bright open living/dining area, a spacious kitchen, and utility space. A separate one-bedroom gîte with its own terrace and BBQ area provides excellent rental potential. Outside, enjoy a lush Mediterranean garden with a swimming pool, outdoor kitchen, and a shaded round pergola for relaxing or entertaining. The property currently operates as a successful gîte business in a village where quality accommodation is always in demand—ideal for those dreaming of a home and income in the sun-drenched south of France.

## ENERGY - DPE



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

A charming villa of about 110 m<sup>2</sup> with a gîte of about 38m<sup>2</sup>, a gated garden of about 650m<sup>2</sup>, a swimming pool, pergola and summer kitchen.

Ground floor:

Living/Dining room - 30.1 m<sup>2</sup>

Kitchen - 15.3 m<sup>2</sup>

Utility room - 11.9 m<sup>2</sup>

Toilet - 1.4 m<sup>2</sup>

First Floor:

Bedroom 1 - 11.5 m<sup>2</sup>

Bedroom 1 en suite - 3.2 m<sup>2</sup>

Bedroom 2 - 9.3 m<sup>2</sup>

Bedroom 3 - 11.3 m<sup>2</sup>

Family Bathroom - 7.9 m<sup>2</sup>

Gîte:

Living/Kitchen/Dining - 20.9 m<sup>2</sup>

Bathroom - 3.7 m<sup>2</sup>

Bedroom - 12.2 m<sup>2</sup>

Utility room - 1.2 m<sup>2</sup>

Patio - 34.2 m<sup>2</sup>

Garden (about 650m<sup>2</sup>):

Summer kitchen

Pool - 8x4 Heated

Technical room

2 Sheds

General:

Heating - Gas radiators, wood burner and electric heaters

AC - no

Windows - Mainly double glazed PVC plus a few single galzed alu

Roof - good condition - recently treated and insulated

Mains drains

City water

Outside render - good condition - recently repainted

Access to major transportation is excellent:

## LOCAL TAXES

Taxe foncière: 2025 EUR

Taxe habitation: EUR

## NOTES