

Idyllic hamlet property - 3-bed house and 3-bed apartment, large garden, 3 terraces, large garage barn, views!



## INFORMATION

Town:	Aigues-Vives
Department:	Hérault
Bed:	6
Bath:	2
Floor:	191 m2
Plot Size:	2857 m2

## IN BRIEF

This fabulous house and apartment, great to live in and as a flexible investment/family property, has a very good energy rating, great views and is situated in a delightful hamlet in the Minervois wine region. In the triangle between Carcassonne, Béziers and Narbonne, this is a gorgeous area between the coastal plain and La Montagne Noire.

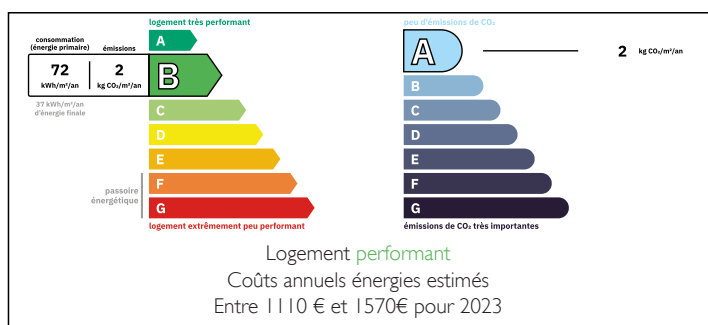
The main part of the house faces west and has an open living/dining/kitchen area, plus a ground-floor bedroom. On the first floor are two more bedrooms and a bathroom with a roll-top bath.

The garage barn is 84m<sup>2</sup>, spacious enough for all sorts of activities. The large garden with terrace faces south, and on the north side are a terrace and a courtyard.

The apartment has an east-facing terrace, a kitchen/dining and living area with woodburner,



## 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:	819 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

On the edge of this lovely hamlet, this detached house is set apart from other houses, on a plot of 2857m<sup>2</sup>. A gate opens onto the first terrace, which joins the private courtyard for dining and relaxing with friends or family.

The glazed entrance door to the house leads into the spacious living room with its fitted kitchen in grey with timber edging, and its exposed timber ceiling beams. Sliding doors open into an east-facing ground floor bedroom or study, with fitted wardrobe.

A timber stair leads past a WC with basin on a half-landing, up to the first floor, which has two bedrooms facing west, a large landing, a storage space and a bathroom complete with roll-top bath, shower, dressing area and WC.

Both ground and first floor have reversible air-conditioning. The whole house, including the apartment, is double-glazed.

The apartment, of approximately 78m<sup>2</sup>, is accessed from the east side of the house, and has a large enclosed terrace, plus views down the valley. A couple of steps lead up to the glazed front door, and into the living/kitchen area, which has windows to the south and north.

A corridor gives access to three bedrooms facing south and west, a storeroom, a shower room and a separate WC. There is reversible air-conditioning and a smart woodburning stove.

The hamlet is 3 km from Aigues Vives, with a small supermarket, a bakery, post office, wine shop, two restaurants, a medical centre (with doctor, physiotherapist, osteopath, district nurses), a...