





## DESCRIPTION

### Property Highlights

Modern aluminium double glazing throughout for comfort and efficiency

Wood burner creating a warm and inviting living space

modern elegant kitchen

Low-consumption electric radiators for cost-effective heating

Spacious stylish bathroom with bath and walk-in shower

Easy parking close to the property

Private courtyard garden, generous and ideal for entertaining

originally a wine/tapas bar area with proven success, offering a unique business opportunity to run a restaurant or bar

## LOCAL TAXES

Taxe foncière: **556 EUR**

### Approximate measures:

Spacious lounge – 19.34 m<sup>2</sup>

kitchen – 9.72 m<sup>2</sup>

1st floor

Large bedroom 1 – 19 m<sup>2</sup>

Modern shower room – 10 m<sup>2</sup>

Separate toilet – 2.64 m<sup>2</sup>

hallway – 2.28 m<sup>2</sup>

### Upstairs

Bedroom 2 (left) – 12.46 m<sup>2</sup>

Bedroom 3 – 13 m<sup>2</sup>

Hallways/landing – 8.96 m<sup>2</sup>

### Additional space

Courtyard garden approx  
remise – 12.16 m<sup>2</sup>

### Distances from Cesseras

Olonzac – 5 mins (local shops, restaurants, weekly market)

Minerve – 10 mins (famous medieval village & tourist attraction)

## NOTES