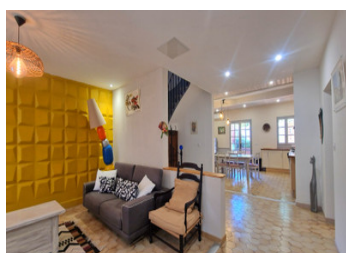
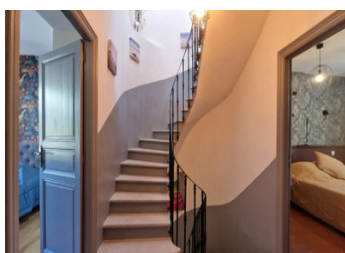
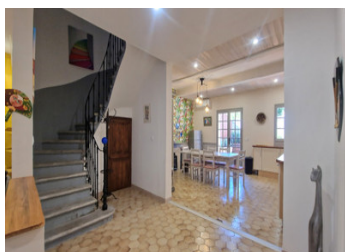


Two properties a 4-bedroom village house with courtyard and pool, plus an spacious 2-bed apartment

EXCLUSIVE



INFORMATION

Town:	Vinassan
Department:	Aude
Bed:	6
Bath:	6
Floor:	267 m2
Plot Size:	65 m2

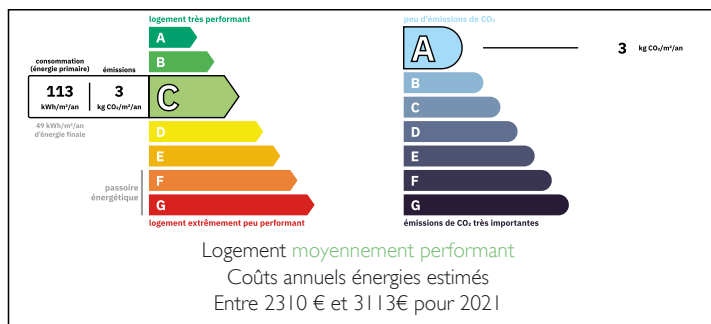
IN BRIEF

Step inside this beautifully renovated village home 160m², where authentic charm meets modern comfort. The main house features a bright open-plan living area with a sleek fitted kitchen, original tiled floors, and a striking stone staircase. The layout is ideal for families or guests, offering a bedroom and shower room on the ground floor, two ensuite bedrooms on the first floor, and a fourth ensuite bedroom on the top floor.

Outside, a spacious sunny terrace provides the perfect setting for outdoor dining and relaxation beside the above-ground pool.

The independent apartment 107m², with its own private entrance, offers a good-sized first-floor living area, separate fitted kitchen bedroom with shower room. On the second floor, you'll find a bedroom, dressing area, and stylish shower room

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

Both the main house (approx. 160 m²) and the independent apartment (approx. 107 m²) benefit from double glazing throughout and have been recently renovated to an excellent standard.

Reversible air conditioning ensures year-round comfort, while attractive period features add character and warmth. Each space has been thoughtfully renovated and tastefully decorated, creating a perfect blend of charm, comfort, and modern convenience.

The property also includes a 47 m² garage/storage area and an attractive 65 m² terrace with a covered section and an above-ground pool, ideal for relaxing or entertaining.

Location:

Vinassan is a charming wine-growing village just 6 km from Narbonne, 12 km from the Mediterranean beaches at Gruissan, 35 km from Béziers, and around 95 km from Montpellier. It offers all essential amenities — a bakery, café, restaurant, small supermarket, and local market. Nearby Narbonne provides a vibrant city atmosphere with shops, restaurants, cultural attractions, and train connections, while Gruissan offers a picturesque marina, sandy beaches, and seaside restaurants — perfect for year-round enjoyment.

LOCAL TAXES

Taxe foncière: 2469 EUR

Taxe habitation: EUR

NOTES

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