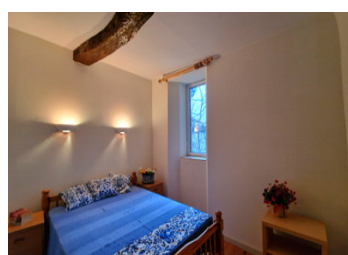
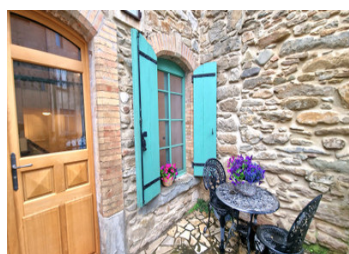


Charming village with 3 bedrooms and roof terrace in Felines Minervois

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Félines-Minervois
Department:	Hérault
Bed:	3
Bath:	2
Floor:	75 m ²
Plot Size:	11 m ²

IN BRIEF

Charming Village House with Roof Terrace & Front Garden – Félines-Minervois

Located in the heart of the popular village of Félines-Minervois, this delightful 75 m² character home is perfect as a lock-up-and-leave property, holiday home, or rental investment.

The ground floor offers a cosy kitchen–dining area with tiled floors and character features, a small bathroom, and access to a small front garden, ideal for morning coffee or adding a touch of greenery.

The first floor comprises two comfortable bedrooms.

On the second floor, a versatile lounge or third bedroom opens directly onto a lovely 11 m² roof terrace, perfect for outdoor dining, and is complemented by a good-sized shower room.

The property benefits from exposed beams, a warm village atmosphere, and a prime location in the

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

Félines-Minervois – Village Facilities

Village grocery / épicerie for daily essentials

Café–restaurant and local wine bar

Regular visiting shops (butcher, fishmonger)

Active village life with events and associations

Surrounded by many scenic Minervois villages, vineyards, and countryside walks, the property also benefits from supermarkets and a full range of amenities in close proximity. The historic city of Narbonne is approximately 30 km away, Carcassonne around 40 km, and the Mediterranean beaches are within 45 km, making this an ideal location for permanent living, holidays, or rental use.

LOCAL TAXES

Taxe foncière: 513 EUR

Taxe habitation: EUR

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

NOTES