

Investment Opportunity or Holiday Home – 2-Bedroom Apartment to Renovate in a Picturesque Minervois Village

EXCLUSIVE



INFORMATION

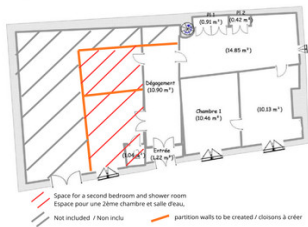
Town:	Caunes-Minervois
Department:	Aude
Bed:	2
Bath:	1
Floor:	65 m ²
Plot Size:	0 m ²

IN BRIEF

In the heart of Caunes-Minervois, a sought-after village just 20 minutes from Carcassonne, renowned for its stunning abbey and red marble quarries, this property offers an opportunity for both investment and lifestyle buyers.

Set on the ground floor of a charming stone-built house, the apartment benefits from its own entrance and is just a few steps from a large public car park. It also opens onto a delightful village square shaded by majestic plane trees, the perfect setting to stroll and soak up the relaxed southern atmosphere. Just behind the building, a river adds to the charm of the surroundings

With approx. 65m² of living space, it offers potential to create a comfortable 2-bedroom home with a shower room, alongside a welcoming 28 m² living area, featuring an elegant marble fireplace.



ENERGY - DPE

DPE not required.

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

Entering through the original double wooden doors, you arrive in a small vestibule, where another set of attractive glazed wooden doors opens onto the hallway serving the entire apartment.

To the right, the reception room with a built-in cupboard, which could become the future kitchen, leads into the lounge with its fireplace. The opening between the two rooms could be enlarged (to verify with a mason) to create a brighter, more open-plan living space. The lounge currently leads to the bedroom, although direct access from the hallway, next to the entrance, could also be created.

To the left of the entrance, approximately 17 m² of space (with water supply and drainage already in place) offers the opportunity to create a second bedroom and a shower room. Reinforcement work has already been started, allowing future owners to better envisage the layout possibilities.

LOCAL TAXES

Taxe foncière: **500 EUR**

Approximate current floor areas:

- Entrance area (vestibule and hallway): 10.4 m²
- Reception room: 15.7 m², plus 1.5 m² cupboard
- Lounge with fireplace: 10.7 m²
- Bedroom 1: 10.7 m²
- Space to create Bedroom 2 and shower room: 17 m²

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

NOTES