

Two village house plus commercial shop and gardens in a very sought after Minervois Village



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Caunes-Minervois |
| Department: | Aude             |
| Bed:        | 5                |
| Bath:       | 3                |
| Floor:      | 212 m2           |
| Plot Size:  | 180 m2           |



## IN BRIEF

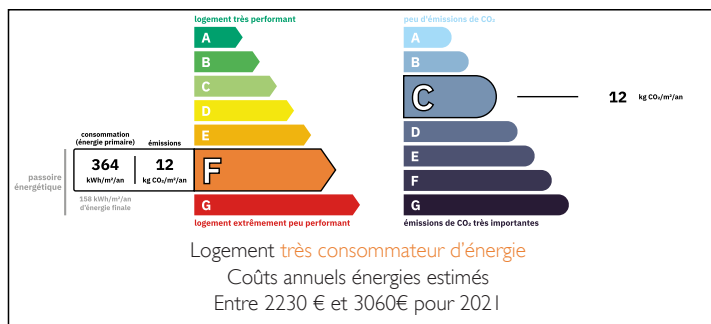
Rare Opportunity in the Heart of Caunes-Minervois  
A rare opportunity to acquire a substantial and versatile village property for renovation in the centre of the popular village of Caunes-Minervois, with all amenities, cafés, restaurants and shops within easy walking distance.

This unique property comprises two independent houses of approximately 116m<sup>2</sup> and 62m<sup>2</sup>, a commercial premises of 34m<sup>2</sup>, charming gardens 180m<sup>2</sup>, and two large basements, offering exceptional potential for a variety of projects.

Perfect as an investment opportunity, the property could generate income from holiday rentals, long-term lets, or a commercial activity, while still providing comfortable private accommodation. It would also suit those seeking a spacious family home with an independent guest house or home-and-income business.

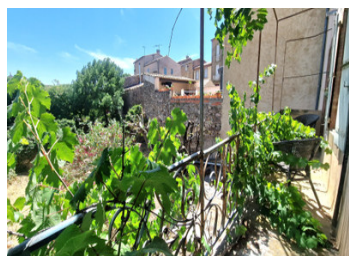
Properties offering this level of flexibility and potential in such a central village location are rarely

## 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.



## NOTES

## DESCRIPTION

### \*\*House One – 116m<sup>2</sup>\*\*

The main house offers an entrance hallway with WC, a lounge with access to a substantial 50m<sup>2</sup> basement and direct access to the gardens. The kitchen opens onto a balcony overlooking the outdoor space. On the first floor are two bedrooms and a shower room, while the second floor features a large attic room/third bedroom.

### \*\*Commercial Premises – 34m<sup>2</sup>\*\*

Benefiting from double-glazed display doors and a separate WC, the commercial unit enjoys a central village location, making it ideal for a shop, office, studio, gallery, or rental business.

### \*\*House Two – 62m<sup>2</sup>\*\*

The second independent house comprises an entrance hall with WC and shower room, plus access to a 38m<sup>2</sup> basement with direct access to the garden. The first floor offers a kitchen and two bedrooms, while the second floor features a spacious attic room with a window, offering excellent renovation potential for additional accommodation.

The property benefits from electric heating, roofs in good overall condition.

The houses requires renovation and modernisation, allowing future owners to create a bespoke project tailored to their needs.

Outside, the delightful enclosed gardens provide a peaceful retreat in the heart of the village, a rare feature for a property of this type and location.

### ### About Caunes-Minervois

Nestled at the foot of the Montagne Noire, the charming medieval village of Caunes-Minervois is renowned for its magnificent Benedictine Abbey, beautiful Renaissance architecture, and the famous red marble used in prestigious monuments including the Palace of Versailles. Awarded the label "Petite