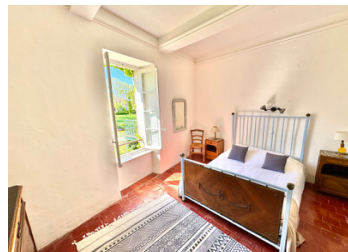


Rare gem - a character-filled 5-bedroom village property with exceptional garden in prime riverside setting



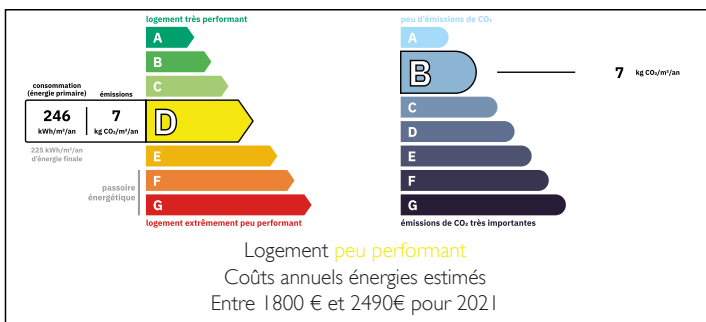
INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	5
Bath:	4
Floor:	170 m ²
Plot Size:	90 m ²

IN BRIEF

Discover this rare gem in the heart of Bize-Minervois, a vibrant and charming village in southern France. This spacious riverside home, full of authentic character and history, offers 5 bright bedrooms, four bathrooms, multiple living areas, a large garden terrace, and breathtaking views. Ideally situated close to village shops, restaurants, and amenities, it's the perfect dream home for those seeking a holiday retreat or a full-time escape to the south of France.

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

Set right on the river's edge in the picturesque village of Bize-Minervois, this charming home blends ancient history with inviting, comfortable living. Built from the original village walls, the house boasts thick stonework, unique character, and bright, airy rooms throughout.

Spread over three floors, the ground level features a cozy living room, a kitchen, a dining room ideal for indoor/outdoor gatherings, a laundry room, a guest toilet, and a spacious storage room. Two staircases lead to the first floor, where three large bedrooms and two bathrooms offer a perfect combination of space and style, many with stunning river views.

Continuing upwards, the second floor mirrors the layout with two more generous bedrooms and two additional bathrooms, perfect for family or guests. At the very top, a charming attic room provides a versatile space that could easily serve as a home office, creative studio, or an extra bedroom.

One of the home's standout features is its large garden terrace: a serene green lawn shaded by a beautiful mature tree, offering the ultimate spot to relax and soak in the river views on a sunny afternoon.

Located just steps from local restaurants, cafés, and shops, and situated in one of the most desirable villages in the region, this property offers a rare opportunity to own an enchanting slice of southern France. Whether you're searching for a full-time residence or a perfect holiday escape, this riverside retreat captures the spirit of the Mediterranean lifestyle.

Ground Floor:
Hallway - 2m²
Kitchen - 14m²
Dining - 12m²
Living-...

LOCAL TAXES

Taxe foncière: 587 EUR
Taxe habitation: EUR

NOTES