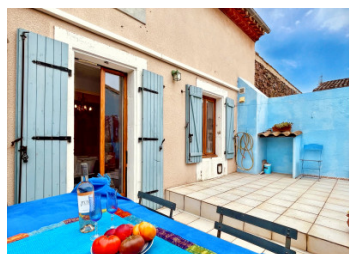


Rare: 2-bedroom village house with large terrace, garage and separate apartment - Caunes-Minervois



INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	3
Bath:	3
Floor:	147 m2
Plot Size:	24 m2



IN BRIEF

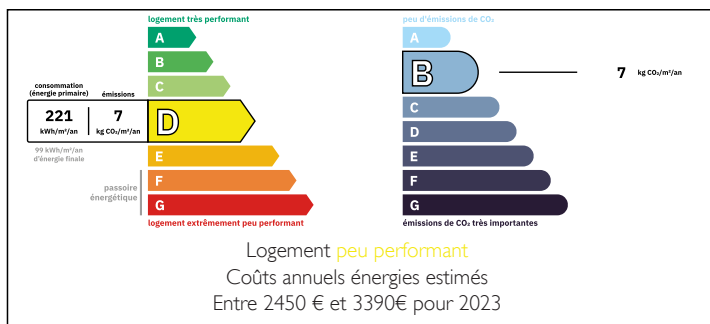
In the heart of the friendly village of Caunes-Minervois, close to all amenities, this light-filled three-storey house is in move-in condition, with 2 bedrooms, 2 baths, a spacious living area with fitted kitchen, a large sunny terrace off the living area, garage, and separate ground-floor one-bedroom apartment with private entrance.

First floor: a spacious living area opening onto the terrace, fitted kitchen, and bathroom with washer/dryer. Reverse air unit.

Second floor: two double bedrooms, a generous landing/office area, and shower room with washbasin and WC. Reverse air unit.

Ground floor: self-contained apartment with living room, bedroom, fitted kitchen, and bathroom with separate WC and washing machine. Ideal for visitors or as a potential income stream.

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

If you're looking for a house in a friendly village in the South of France with charm and all the amenities, look no further than Caunes-Minervois, recently named among the "Petites Cités de Caractère".

In the best part of town and in move-in condition, this light-filled house boasts 3 bedrooms and 3 bathrooms in a most convenient figuration, with the main living quarters upstairs and a completely separate unit, with its own entry, on the ground floor. There is access also from the hallway so that it can be rented or used for visitors.

The location is perfect: just a half block from the bakery, the grocery store, and the Post Office, yet tranquil and peaceful.

Rare in small villages, there's a coveted garage, as well as a sunny terrace to enjoy evening cocktails with a view of the nearby hills.

The kitchen stove is equipped with both gas and electric burners. The relatively new refrigerator is roomy with the freezer conveniently under the main portion. The dish washer, frankly, could use upgrading.

Two large electric water heaters are conveniently located in the garage, so there's always a ready supply of warm water, and there is a water softener.

There are two reverse air units, one for the main floor and one for the master bedroom as well as wall-mounted electric radiators. This combination works for minimum electric use as well as providing both heating for winter use and cooling in the summer.

On the top...

LOCAL TAXES

Taxe foncière: 1251 EUR

Taxe habitation: EUR

NOTES