

One-bedroom village house, nearly renovated, with finished attic – in charming canal-side village

EXCLUSIVE



## INFORMATION

Town:	Paraza
Department:	Aude
Bed:	1
Bath:	1
Floor:	62 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

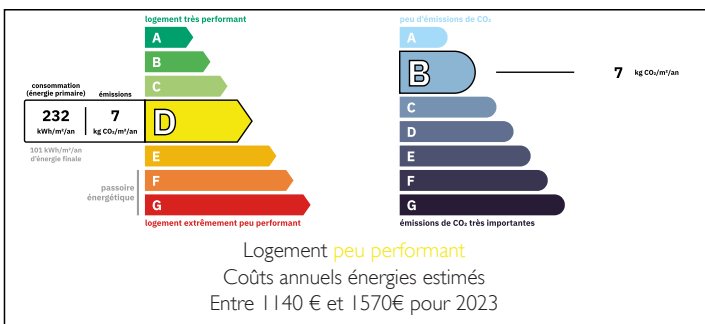
## IN BRIEF

In the heart of a lively Minervois village with restaurants, its own popular winemaking Château and the Canal du Midi, this charming village house is ideally situated to enjoy boating, cycling and the light and life of the region.

Set over three levels, this home features a cosy open-plan living, dining, and kitchen area plus a WC on the ground floor. The first floor has a generous bedroom and bathroom plus a small laundry space, while the top floor we find a spacious attic, ideal as a second bedroom, studio, or additional living space.

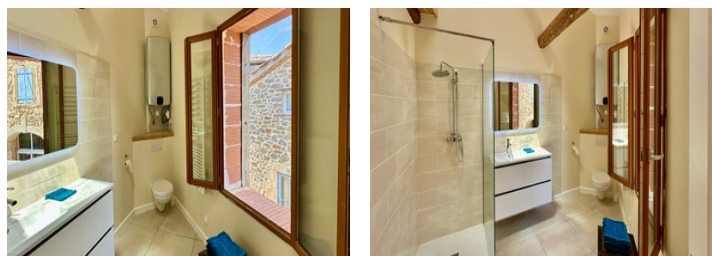


## ENERGY - DPE



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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

This great one-bedroom house offers spacious, light-filled rooms across three levels — with a versatile finished attic accessible via a foldable ladder, easily transforming into a second bedroom or studio. With renovation nearly complete, it's a fantastic opportunity to personalise the final touches and make it truly your own.

Perfectly located near a renowned château and winery, and just minutes from charming local restaurants, galleries, and the pleasures of life along the Canal du Midi, the house is also extremely convenient for day trips: Narbonne is just 25 minutes away, and the Mediterranean coast only 40 minutes.

Even closer are a host of picturesque villages, inviting restaurants, and attractions scattered along the canal. For those who enjoy an active lifestyle, the area is ideal for cycling, hiking, river swimming, and of course, boating on the canal. And for winter enthusiasts, skiing in the Pyrenees is just about two hours away.

Travel and transport connections are excellent:

- Carcassonne Airport – 45 minutes
- Béziers Airport – 50 minutes
- Perpignan Airport – 60 minutes
- Montpellier Airport – 1 hour 20 minutes
- Toulouse Airport – 1 hour 30 minutes
- Narbonne TGV train station – 28 minutes (with service to Paris in just over 4 hours)
- A9 Autoroute – 25 minutes (main route to Spain and the Pyrenees)

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

## NOTES