

Ref: A39054IEG11

Price: 432 000 EUR

agency fees to be paid by the seller

Charming Villa with Gîte, Garden & Pool in Idyllic Minervois Village

















INFORMATION

Town: Bize-Minervois

Department: Aude

Bed: 4

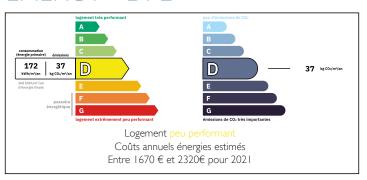
Bath: 3

Floor: 145 m² Plot Size: 650 m²

IN BRIEF

Tucked away in a peaceful corner of a lively, sought-after Minervois village on the River Cesse and near the Canal du Midi, this beautifully maintained villa offers the perfect blend of character, comfort, and lifestyle. The main house includes three bedrooms, a bright open living/dining area, a spacious kitchen, and utility space. A separate one-bedroom gîte with its own terrace and BBQ area provides excellent rental potential. Outside, enjoy a lush Mediterranean garden with a swimming pool, outdoor kitchen, and a shaded round pergola for relaxing or entertaining. The property currently operates as a successful gîte business in a village where quality accommodation is always in demand—ideal for those dreaming of a home and income in the sun-drenched south of France.

FNFRGY - DPF



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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.





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LOCAL TAXES

Taxe foncière: 2025 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A charming villa of about 110 m2 with a gite of about 38m2, a gated garden of about 650m2, a swimming pool, pergola and summer kitchen.

Ground floor:

Living/Dining room - 30.1 m2

Kitchen - 15.3 m2

Utility room - 11.9 m2

Toilet - 1.4 m2

First Floor:

Bedroom I - II.5 m2

Bedroom I en suite - 3.2 m²

Bedroom 2 - 9.3 m2

Bedroom 3 - 11.3 m2

Family Bathroom - 7.9 m2

Gîte:

Living/Kitchen/Dining - 20.9 m2

Bathroom - 3.7 m²

Bedroom - 12.2 m2

Utility room - 1.2 m2

Patio - 34.2 m2

Garden (about 650m2):

Summer kitchen

Pool - 8x4 Heated

Technical room

2 Sheds

General:

Heating - Gas radiators, wood burner and electric

heaters

AC - no

Windows - Mainly double glazed PVC plus a few

single galzed alu

Roof - good condition - recently treated and

insulated

Mains drains

City water

Ouside render - good condition - recently repainted

Access to major transportation is excellent:

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