

Idyllic hamlet property - 3-bed house and 3-bed apartment, large garden, 3 terraces, large garage barn, views!



INFORMATION

Town:	Aigues-Vives
Department:	Hérault
Bed:	6
Bath:	2
Floor:	191 m ²
Plot Size:	2857 m ²

IN BRIEF

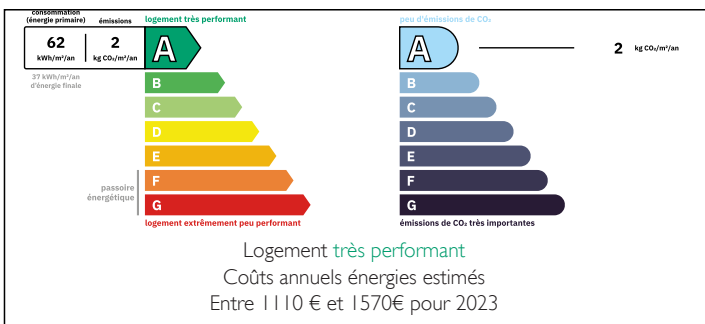
This fabulous house and apartment, great to live in and as a flexible investment/family property, has an excellent energy rating, great views and is situated in a delightful hamlet in the Minervois wine region. In the triangle between Carcassonne, Béziers and Narbonne, this is a gorgeous area between the coastal plain and La Montagne Noire.

The main part of the house faces west and has an open living/dining/kitchen area, plus a ground-floor bedroom. On the first floor are two more bedrooms and a bathroom with a roll-top bath.

The garage barn is 84m², spacious enough for all sorts of activities. The large garden with terrace faces south, and on the north side are a terrace and a courtyard.

The apartment has an east-facing terrace, a kitchen/dining and living area with woodburner,

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.



LOCAL TAXES

Taxe foncière: **819 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

On the edge of this lovely hamlet, this detached house is set apart from other houses, on a plot of 2857m². A gate opens onto the first terrace, which joins the private courtyard for dining and relaxing with friends or family.

The glazed entrance door to the house leads into the spacious living room with its fitted kitchen in grey with timber edging, and its exposed timber ceiling beams. Sliding doors open into an east-facing ground floor bedroom or study, with fitted wardrobe.

A timber stair leads past a WC with basin on a half-landing, up to the first floor, which has two bedrooms facing west, a large landing, a storage space and a bathroom complete with roll-top bath, shower, dressing area and WC.

Both ground and first floor have reversible air-conditioning. The whole house, including the apartment, is double-glazed.

The apartment, of approximately 78m², is accessed from the east side of the house, and has a large enclosed terrace, plus views down the valley. A couple of steps lead up to the glazed front door, and into the living/kitchen area, which has windows to the south and north.

A corridor gives access to three bedrooms facing south and west, a storeroom, a shower room and a separate WC. There is reversible air-conditioning and a smart woodburning stove. From the start 2026, the property has an improved energy label under the changed government rules.

The hamlet is 3 km from Aigues Vives, with a small supermarket, a bakery,...