

Ref: A39448CST34

Price: 225 000 EUR

agency fees to be paid by the seller

#### Character village property with three bedrooms, large courtyard garden in the Minervois















## **ENERGY - DPE**



## INFORMATION

Town: Cesseras

Department: Hérault

Bed: 3

Bath:

Floor: 105 m2

Plot Size: 150 m2

## IN BRIEF

Set in the heart of a popular Minervois village, this renovated three-storey stone character house blends authentic charm with modern comfort. The ground floor features a bright open-plan lounge, dining area ,seperate sleek fitted kitchen, ideal for entertaining. Upstairs, the master suite boasts a spacious bedroom, elegant bathroom and laundry area, while the top floor offers two further bedrooms plus an office /lounge area

The private courtyard garden is a highlight, with a stylish wine bar created by the current owners, successfully run as a small business and able to welcome around 40 guests. Perfect for convivial evenings or simply relaxing outdoors.

The area is renowned for cycling, wine routes and the nearby Canal du Midi, offering endless leisure opportunities. A character home ready to enjoy whether as a family house, a holiday base, or with

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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## LOCAL TAXES

Taxe foncière: 556 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

### Property Highlights

Modern aluminium double glazing throughout for comfort and efficiency

Wood burner creating a warm and inviting living space

modern elegant kitchen

Low-consumption electric radiators for cost-effective heating

Spacious stylish bathroom with bath and walk-in shower

Easy parking close to the property

Private courtyard garden, generous and ideal for entertaining

originally a wine/tapas bar area with proven success, offering a unique business opportunity to run a restaurant or bar

### Approximate measures:

Spacious lounge – 19.34 m² kitchen – 9.72 m² Ist floor Large bedroom I – 19 m² Modern shower room – 10 m² Separate toilet – 2.64 m² hallway – 2.28 m²

#### **Upstairs**

Bedroom 2 (left) – 12.46 m<sup>2</sup> Bedroom 3 – 13 m<sup>2</sup> Hallways/landing – 8.96 m<sup>2</sup>

Additional space Courtyard garden approx remise – 12.16 m<sup>2</sup>

Distances from Cesseras

Olonzac – 5 mins (local shops, restaurants, weekly market)

Minerve – 10 mins (famous medieval village & tourist attraction)

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