

Newly renovated two bedroom village retreat with covered terrace. Easy access to beaches and countryside.

## EXCLUSIVE



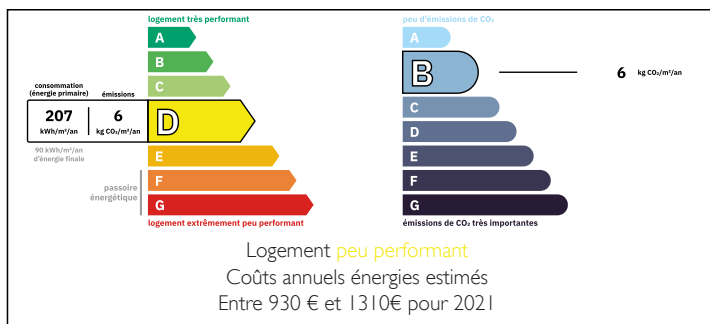
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Bize-Minervois |
| Department: | Aude           |
| Bed:        | 2              |
| Bath:       | 1              |
| Floor:      | 73 m2          |
| Plot Size:  | 14 m2          |

## IN BRIEF

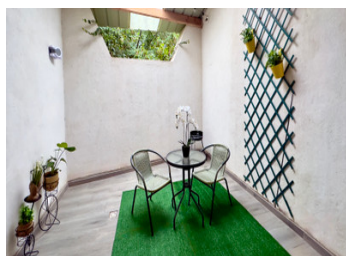
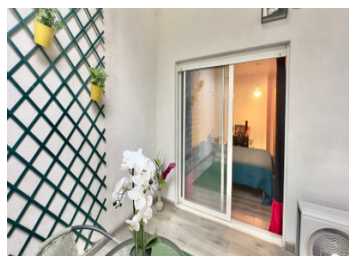
This delightful two-bedroom, 72m<sup>2</sup> village house in the heart of the Minervois offers the complete South of France holiday experience. With a charming covered terrace, excellent transport links, and close proximity to beaches, rivers, and vineyards, it's a perfect lock-up-and-leave holiday home. Easy access to airports, the TGV, and the autoroute network makes it especially attractive for international buyers seeking a stress-free base in a beautiful part of France.

## 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:   | 1100 EUR |
| Taxe habitation: | EUR      |

## NOTES

## DESCRIPTION

This welcoming two-bedroom village house of around 72m<sup>2</sup> is tucked into the heart of the Minervois, one of the most enchanting corners of the South of France. Compact and easy to maintain, it makes an ideal holiday retreat or lock-up-and-leave escape, offering all the charm of French village life with none of the complications.

A small covered terrace sits at the back of the top floor. Though modest, it holds great potential: with a few touches, it could become a delightful spot to sit out on a warm evening with a glass of local wine, or to enjoy a shaded coffee on a bright summer morning. It's an intimate corner that adds to the sense of relaxation the house provides.

The location is where this property truly shines. The house lies close to the beautiful River Cesse, where you can swim, picnic, or simply enjoy the cooling water during the spring and summer months. Cycling paths wind through the surrounding countryside, and the rolling hills and vineyards invite exploration on foot or by car. The Mediterranean beaches are just half an hour away, making it easy to switch between river swims, seaside days, and village markets.

Practicality matches the charm. Narbonne and its TGV station are within easy reach, and the A9 motorway gives quick access to the wider region. Béziers, Carcassonne, and Perpignan airports all serve the area, ensuring that travel is straightforward from abroad.

In short, this is a house that offers not just a place...