

Ref: A40962CST11

Price: 499 000 EUR

agency fees to be paid by the seller

Well renovated 4 bedroom village property with courtyard and pool , separate two bed apartment and garage



# INFORMATION

Town: Vinassan

Department: Aude

Bed: 6

Bath: 6

Floor: 267 m<sup>2</sup>

Plot Size: 65 m<sup>2</sup>













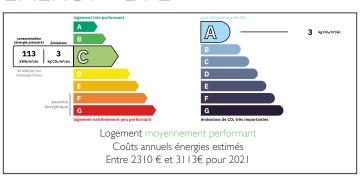
#### IN BRIEF

Step inside this beautifully renovated village home, where authentic charm meets modern comfort. The main house features a bright open-plan living area with a sleek fitted kitchen, original tiled floors, and a striking stone staircase. The layout is ideal for families or guests, offering a bedroom and shower room on the ground floor, two ensuite bedrooms on the first floor, and a fourth ensuite bedroom on the top floor.

Outside, a spacious sunny terrace provides the perfect setting for outdoor dining and relaxation beside the above-ground pool.

The independent apartment, with its own private entrance, offers a good-sized first-floor living area, separate fitted kitchen bedroom with shower room. On the second floor, you'll find a bedroom, dressing area, and stylish shower room

### 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.





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### LOCAL TAXES

Taxe foncière: 2469 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Both the main house (approx. 160 m²) and the independent apartment (approx. 107 m²) benefit from double glazing throughout and have been recently renovated to an excellent standard.

Reversible air conditioning ensures year-round comfort, while attractive period features add character and warmth. Each space has been thoughtfully renovated and tastefully decorated, creating a perfect blend of charm, comfort, and modern convenience.

The property also includes a 47 m<sup>2</sup> garage/storage area and an attractive 65 m<sup>2</sup> terrace with a covered section and an above-ground pool, ideal for relaxing or entertaining.

#### Location:

Vinassan is a charming wine-growing village just 6 km from Narbonne, 12 km from the Mediterranean beaches at Gruissan, 35 km from Béziers, and around 95 km from Montpellier. It offers all essential amenities — a bakery, café, restaurant, small supermarket, and local market. Nearby Narbonne provides a vibrant city atmosphere with shops, restaurants, cultural attractions, and train connections, while Gruissan offers a picturesque marina, sandy beaches, and seaside restaurants — perfect for year-round enjoyment.

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