

Trausse - 5 bedroom village property with a private courtyard.



INFORMATION

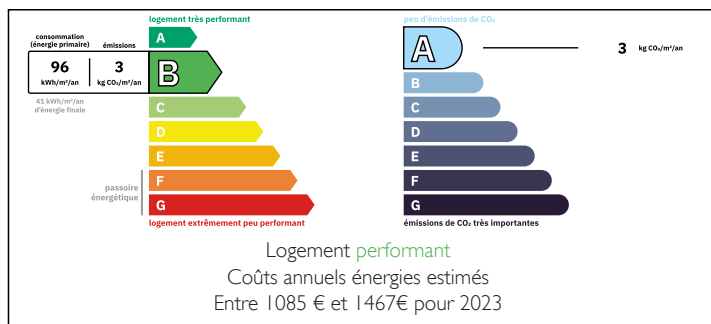
Town:	Trausse
Department:	Aude
Bed:	4
Bath:	3
Floor:	138 m2
Plot Size:	80 m2



IN BRIEF

Situated in the heart of one of the Minervois' most desirable and peaceful villages, this beautifully renovated village house offers spacious and versatile accommodation, combining authentic character with modern comfort.

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: 451 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entered via a welcoming hallway, the property opens into a bright and generous open-plan living space. To the front is a comfortable sitting room, flowing seamlessly through to a fully fitted kitchen and dining area at the rear. French doors open directly onto a charming private courtyard, creating an ideal setting for al fresco dining, entertaining, or simply relaxing in complete privacy.

Also on the ground floor is a practical cloakroom/WC tucked neatly beneath the staircase.

A short flight of stairs leads to the first bedroom. On the next level are two further well-proportioned bedrooms and a spacious family bathroom featuring a bath, separate shower, wash basin, WC, and useful storage, together with plumbing for a washing machine. A cupboard on the landing houses the hot water tank and tumble dryer.

The upper floor offers a lovely spacious bedroom with its own private shower room. Beyond this is an additional room, ideal as a fifth bedroom, dressing room, home office or studio, complemented by a further bathroom.

Full of charm and flexibility, this attractive home is perfectly suited as a permanent residence, holiday retreat, or rental investment, all within a lively and highly sought-after village setting.

Location:

Trausse is a small, but sought after, village, famous for its annual cherry festival in between Caunes-Minervois and Peyriac-Minervois, in the heart of the Minervois.

The village has a small Epicere & restaurant, with your nearest shopping in Peyriac & Rieux Minervois for all your everyday amenities and restaurants. Caunes-Minervois is also very convenient,...