

Bright 3-Bedroom Villa with Large Private Garden in Bize-Minervois



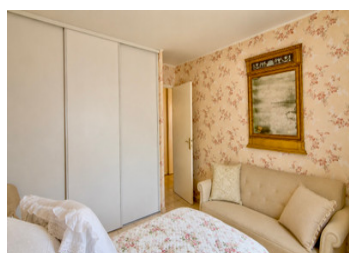
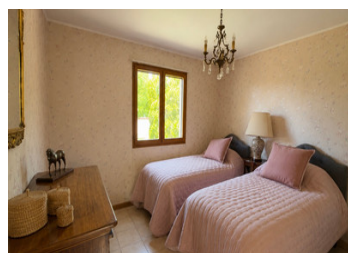
INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	1200 m2

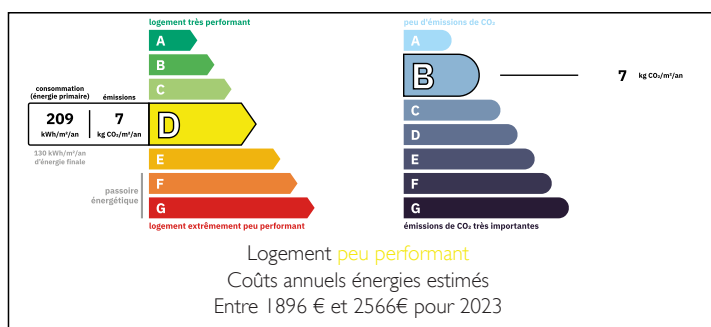
IN BRIEF

Located in the highly sought-after village of Bize-Minervois, this well-presented 3-bedroom villa sits on a private 1,200m² plot with no overlooking neighbours and plenty of space to add a swimming pool. The property offers bright and spacious open-plan living, a garage, and an easy-to-maintain garden, making it ideal for both permanent living and holidays.

Within walking distance of the village's shops, restaurants, primary school, doctors, pharmacy, dentist, optician, and other everyday amenities, the house combines comfort, privacy, and convenience in one of the most desirable villages in the Minervois. An excellent opportunity for anyone looking to enjoy the South of France lifestyle.



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.



DESCRIPTION

Situated in the sought-after village of Bize-Minervois, this detached villa offers 3 bedrooms, a spacious open-plan living area, garage, and a private 1,200 m² plot with space for a swimming pool.

Built in 1995, the property is bright and move-in ready, featuring wooden windows and shutters, excellent natural light, and a walled garden.

Key Features:

- Detached villa
- 3 bedrooms, 1 bathroom
- Open-plan living and dining area
- Garage
- 1,200 m² enclosed garden
- Private setting, no vis-à-vis
- Swimming pool potential
- Walking distance to village amenities

Located in one of the most desirable villages of the Minervois, close to Narbonne, vineyards, riverside walks, and Mediterranean beaches.

Ideal as a family home, holiday property, retirement home, or rental investment in the South of France.

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

LOCAL TAXES

Taxe habitation: 1562 EUR

NOTES