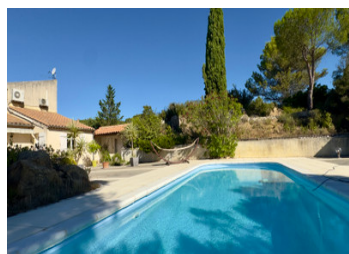


Villa for Sale in Bize-Minervois | Panoramic Views, Swimming Pool, Double Garage & Landscaped Garden

EXCLUSIVE



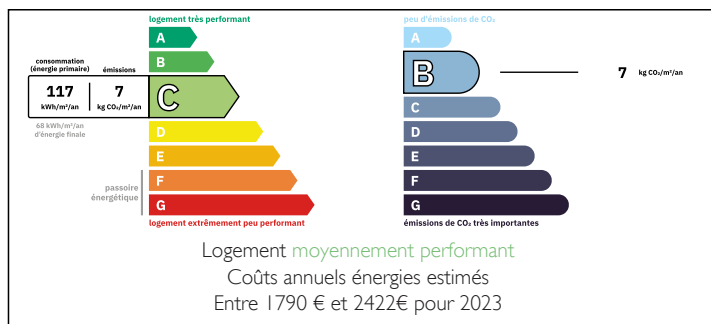
INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	3800 m2

IN BRIEF

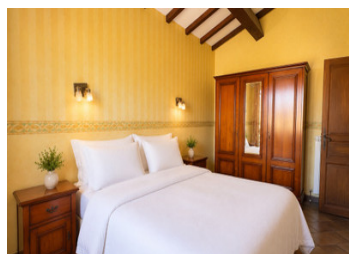
Located in the heart of the Minervois wine region, this attractive villa for sale in Bize-Minervois offers 137 m² of comfortable living space, spectacular panoramic views and exceptional outdoor living. Set on a beautiful landscaped plot with a 10 x 4 metre swimming pool, summer kitchen, double garage, private well and a charming wooden chalet, the property combines privacy with convenience. While the interiors would benefit from updating, the villa offers exceptional foundations and an exciting opportunity to create a beautiful home tailored to your own style in one of the South of France's most sought-after villages. Just a short walk from the village centre, cafés, shops and the renowned swimmable river, this is an ideal permanent residence, holiday home or investment property.

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

Set in an elevated position in the sought-after village of Bize-Minervois, this villa enjoys breathtaking panoramic views over the Minervois countryside and offers an exceptional setting just moments from the village centre.

Filled with natural light, the living room features a fireplace and large French doors opening onto expansive terraces, creating a seamless connection between the indoor and outdoor living spaces.

The accommodation includes two ground-floor bedrooms, a separate office, a family bathroom, separate WC and a practical utility room. Upstairs, a third bedroom provides a peaceful retreat for family or guests.

Outside, the property is designed for enjoying the Mediterranean lifestyle, with a 10 x 4 m swimming pool, shaded summer kitchen, mature landscaped garden, private well and a charming wooden chalet offering flexible additional space.

Additional features include:

- Double garage
- Cellar
- Double-glazed windows
- Mosquito screens
- Fireplace
- Private well
- Wooden chalet
- Ample parking
- Mature landscaped garden

While the villa would benefit from updating, it offers an exciting opportunity to modernise the interiors and create a home tailored to your own style, without the need for major structural work.

Located in one of the Minervois' most desirable villages, Bize-Minervois is renowned for its crystal-clear swimmable river, lively cafés, restaurants,

LOCAL TAXES

Taxe foncière: 3200 EUR

NOTES