

Lovely 2-bed villa with pool, space for sunbathing, gardens, terraces, veranda, garage and plenty of parking space on a pleasant estate in a Minervois village with amenities.



INFORMATION

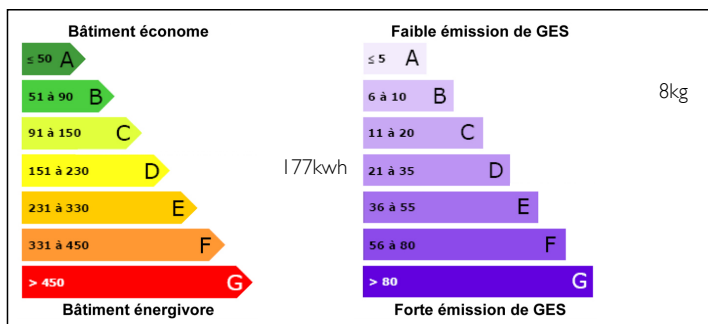
Town:	AIGUES VIVES
Department:	Herault
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	565 m2



IN BRIEF

The Minervois is a beautiful area set between Carcassonne, Béziers and Narbonne, close to the sea and not far from mountains - often with view of the Pyrenees. The Canal du Midi passes through it, the Mediterranean climate is wonderful and there are international airports within easy reach.

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.



DESCRIPTION

On each side of the house are convenient parking areas, within the garden. One is in front of the garage, the others are to the right hand side of the house. A path passes between the ample Mediterranean planting to the front door and the south-facing terrace of 12m² in front of the kitchen, ideal for meals and drinks.

A hall leads from the front door into the living area, which is 33.7m² and has sitting, dining and kitchen areas. This is light and airy and has openings to the south, north and east, those to the gardens are glazed double doors. On the rear garden side is the veranda of 13.1m², which leads out to the pool area and its terraces. Around the pool are copious palm trees and shrubs.

Looking south and north are two double bedrooms, of 11.1m² and 12.4m², and the shower room is 4.7m². The garage is accessed from the front and the rear and is 18m². It could be converted into a third bedroom with bathroom. Behind the house is a terrace of 20m². The pool is 3.2m by 5.7m, with a curved stair area taking the overall length to 8.7m. The garden is luxuriant with plants and shrubs, a buddleia to attract the butterflies, roses, fruit trees...

The Cathar stronghold of Minerve is about 8km away, the Mediterranean is 45km. One can swim in local rivers at Cailhol or Bize-Minervois, and there are weekly village markets in St. Chinian and...

LOCAL TAXES

Taxe foncière: 645 EUR

NOTES