

UNDER OFFER Delightful Minervois stone village house with 2 bedrooms, 2 terraces and a courtyard, plus garden.



INFORMATION

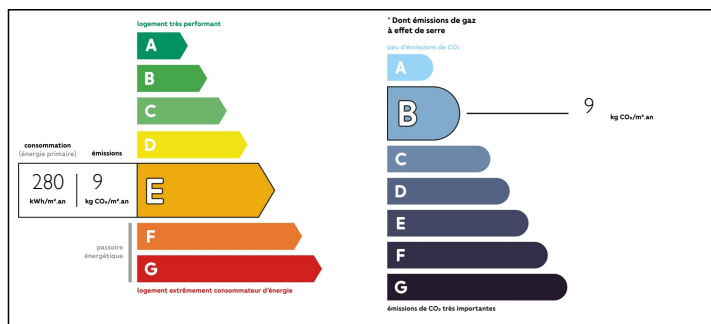
Town:	Aigues-Vives
Department:	Hérault
Bed:	2
Bath:	1
Floor:	90 m ²
Plot Size:	340 m ²

IN BRIEF

This house has enormous character as well as a selection of covered and open outside spaces. Exposed beams, an original fireplace with woodburner, original doors and windows, and lovely stone façades, all well renovated keeping the traditional charm. It's in a village with a shop, bakery, two restaurants, a café, doctor, nurses and many wine caves!



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.



LOCAL TAXES

Taxe foncière: 389 EUR

Taxe habitation: 535 EUR

NOTES

DESCRIPTION

The entrance is by a gate into a partly covered walled courtyard of 23.6m². There is a 22m² storeroom with access from the exterior - plenty of room for bikes and other equipment. The entrance to the house is by a ground floor living area of 15.6m² with a beamed ceiling and the original Languedocienne fireplace with a woodburner.

Also in this east-facing room are an old traditional terrazzo sink, several built-in cupboards, and double doors to the 4.5m² utility room, with washing machine and hot water heater.

A staircase leads up to the first floor, into the gorgeous, luminous 18.3m² kitchen/dining room, with windows facing east and south. Again there are exposed ceiling beams and a lovely traditional timber kitchen with a superb Kensington cooker with two ovens and grill.

A step down brings us to the TV room of 15.6m², with exposed beams and double doors to the first floor terrace of 9.13m², which looks over the entrance courtyard. This room could be closed off to form a third bedroom if required. At present, a door from it leads into the attractive 6.2m² bathroom, with a WC, bath with large shower over, basin and bidet.

From the dining area, a tiled stair leads to a landing giving access to the two east-facing bedrooms of 18.4m² and 8.4m², each with a glazed door leading to the upper terrace, 9.36m², which looks over the first floor terrace and the courtyard and street. On this level there is also...