

Lovely Townhouse with 3 Bedrooms and a Sun-Drenched Terrace Located in the Heart of Caunes Minervois

EXCLUSIVE

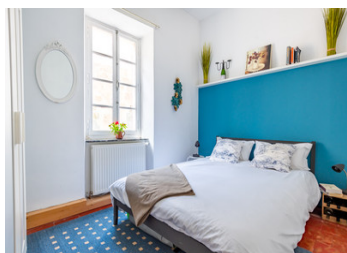
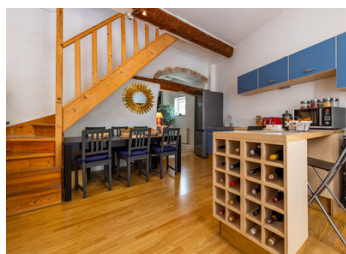
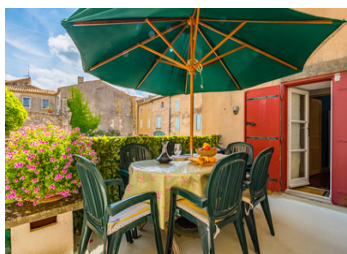


INFORMATION

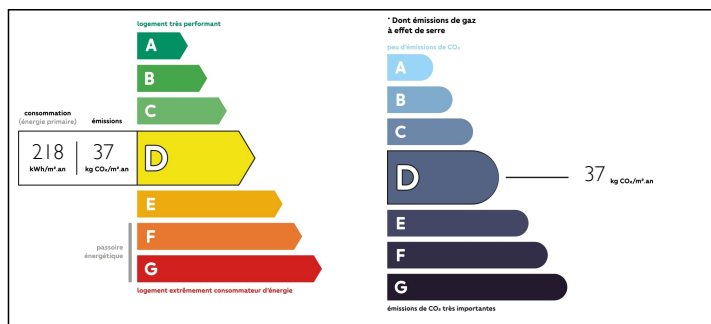
Town:	Caunes-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	20 m2

IN BRIEF

Located in the heart of the highly sought-after village of Caunes Minervois in the South of France, you'll find this beautiful townhouse full of charm and character. This adorable home features a lovely living room, dining, and kitchen area, three bedrooms, one with an ensuite bathroom, another gorgeously remodelled bathroom, and finally, a sun-drenched terrace, perfect for barbequing and entertaining friends and family.

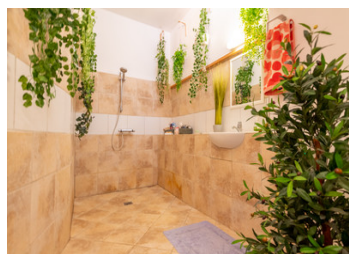


ENERGY - DPE



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: 642 EUR

NOTES

DESCRIPTION

The main floor features the living room, dining room, kitchen, and main bathroom of the house.

Heading to the first floor, you'll find 2 bedrooms, 9m2 and 10m2. There is also access to the stunning terrace on this floor that is approximately 20m2 and has plenty of space for meals and enjoying a glass of rosé in the summer sun!

The top floor has the master suite (22m2) and its own ensuite bathroom (4m2) for convenience.

This gorgeous townhouse is located in the heart of the village and within walking distance of all amenities and a parking lot less than a 20-second walk from the house.

The highly sought-after village of Caunes Minervois known for its magnificent 8th century Abbey and its spectacular red marble that has been quarried since Roman times.

Most of the furniture can be negotiated separately for anyone interested.

Additional photos, measurements, details, and a video are available upon request.

Caunes Minervois is a lovely village which produces its very own crimson and white veined marble and is famous for its abbey, little mediaeval streets. It has masses of shops, cafés, restaurants, bank, pharmacy... It's only 22 km from Carcassonne, 64 km from Béziers, 47 km from Narbonne. It's about an hour from the Mediterranean, (65 km) and an hour and forty minutes from Spain.

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