

Spacious village house with garage, huge attic and full planning permission to create a large roof terrace.

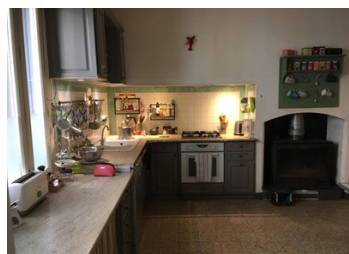


INFORMATION

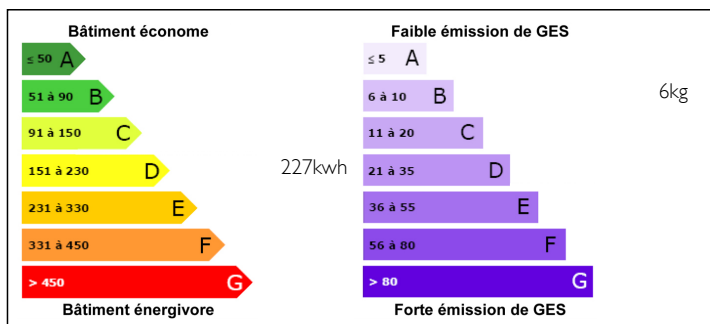
Town:	Félines-Minervois
Department:	Hérault
Bed:	4
Bath:	1
Floor:	136 m2
Plot Size:	203 m2

IN BRIEF

A lovely bright house with 4 double bedrooms, 2 with dressing areas, beautiful and well equipped kitchen with woodburner, pantry/utility room, living room also with woodburner, office and wine storage area, WC and grand entrance hall on the ground floor. 3 double bedrooms and huge bathroom with twin basins, walk in shower and separate bath tub on the first floor. A huge attic with 4th bedroom off above. Double garage and workshop/studio. Full planning permission in place to create a large roof terrace.

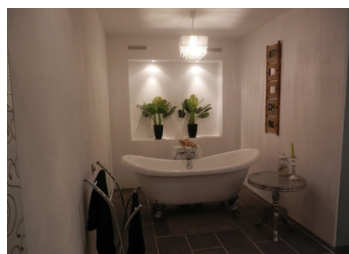


ENERGY - DPE



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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: 440 EUR

Taxe habitation: 370 EUR

NOTES

DESCRIPTION

The house benefits from brand new oil filled electric radiators, 2 huge woodburners, new electricity, parquet flooring on the first floor. It is double glazed throughout.

The owner is leaving many materials for developing the attic such as doors, building materials and awning.

Felines Minervois is a pretty wine making village with a good epicerie, tabac, small gas station, library and bar. Just 20 minutes to Carcassonne with its airport serving the UK, plus within just a few minutes' drive of several other villages such as Caunes Minervois with its restaurants and 8th century abbey, La Liviniere, Villeneuve Minervois. About 50 minutes to the Mediterranean coast and an hour and a half to the border with Spain.

The owner invites all reasonable offers for this lovely house.

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