

UNDER OFFER ! Adorable village house in Rieux Minervois with 2 bedrooms, studio and a sunny terrace

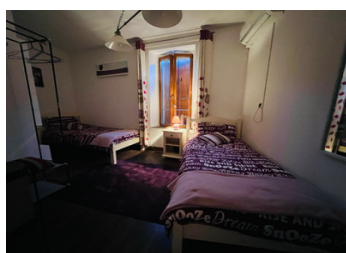


INFORMATION

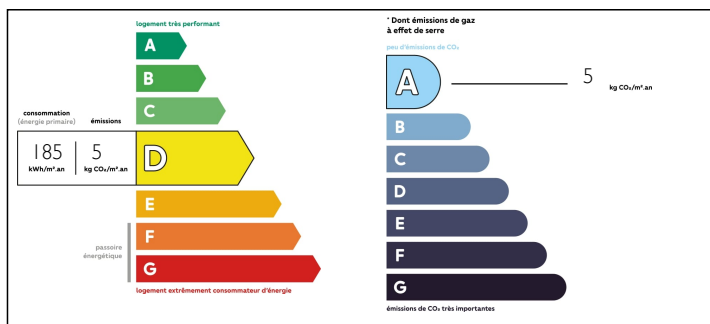
Town:	Rieux-Minervois
Department:	Aude
Bed:	2
Bath:	2
Floor:	70 m2
Plot Size:	15 m2

IN BRIEF

Well looked after village house with 2 good sized bedrooms and 2 bathrooms. Master room is en-suite and air-conditioned. Wood burner in the kitchen/ dining (situated 1st floor) area that leads on to the sunny terrace, situated in the popular village of Rieux Minervois with all amenities available in walking distance.



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

Ground floor original stone 19th century entrance steps and a door to the small garage which is currently used as storage, with double glazed glass doors and garage shutter doors.

1st floor is air-conditioned and has the twin bedroom with lounge area and shower room/WC including the washing machine.

2nd floor has the large kitchen and open dining area with a step up to the lovely terrace.

2nd floor is air-conditioned good sized master bedroom and its en-suite bathroom.

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

LOCAL TAXES

Taxe foncière: 1204 EUR

Taxe habitation: 975 EUR

NOTES