

Beautiful Character Property with a Sun-Drenched Terrace in Villeneuve Minervois in the South of France



INFORMATION

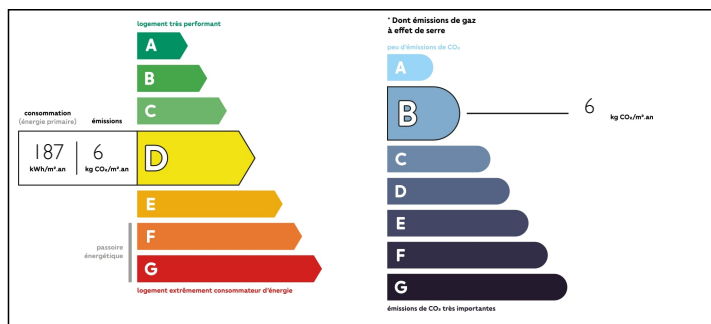
Town:	Villeneuve-Minervois
Department:	Aude
Bed:	4
Bath:	1
Floor:	145 m2
Plot Size:	15 m2

IN BRIEF

Located in the heart of the lively and desirable village of Villeneuve Minervois with 1050 inhabitants and surrounded by vineyards and olive groves, you'll find this beautiful 3-storey character property that is a perfect full-time residence or a great lock-up-and-leave for your holiday get away.

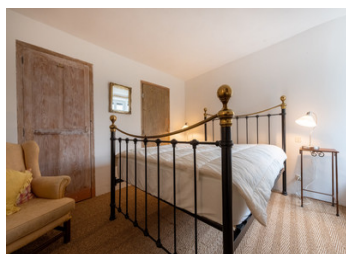


ENERGY - DPE



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: 1606 EUR

NOTES

DESCRIPTION

The ground floor of this property features an entrance on both the east and the west sides of the house. Entering from the west, you'll find a spacious and fully equipped kitchen (11.8m²).

Also on the ground floor, there is a second smaller kitchen that can also be used as a laundry room (6.17m²) and has been recently renovated.

There is a gorgeous living room (20m²) with a stunning stone wall and a chimney for heating. The dining room (15m²) also features a beautiful stone wall.

Heading up the impressive staircase you will find a second living space (13.8m²) with a charming marble fireplace and a wood burning insert. This room can be kept as a living room or be easily used as a bedroom if you wish.

In addition to the living space, on this floor you will also find a beautifully renovated bathroom (7.11m²) with a shower, double vanity sinks, a WC, bidet, and a towel heater.

There are 2 additional bedrooms on this floor (12m²+12.4m²), both with double glazed windows and anti-insect screens.

Ascending to the second floor of this outstanding house, you'll find a spacious (18.3m²) bedroom with beautiful parquet flooring and a Velux window for plenty of sunshine. There is also a separate room attached to this bedroom (13.8m²) currently being used as a storage space, however, it would be perfect for anyone interested in creating an ensuite...