

## Stunning house with riverside views in much sought after Minervois village



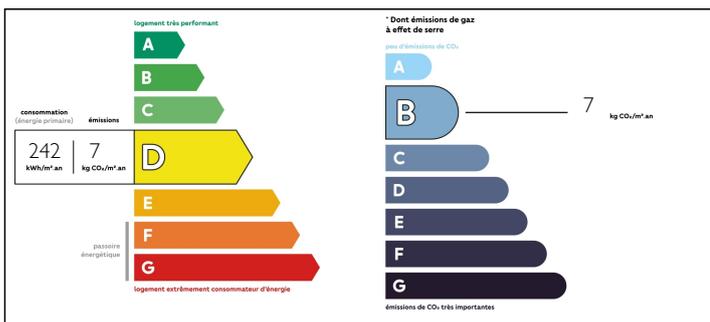
## INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	4
Bath:	2
Floor:	132 m <sup>2</sup>
Plot Size:	15 m <sup>2</sup>

## IN BRIEF

Brilliant house lovingly renovated to keep it's South of France feel. Facing the river Cesse as it winds through Bize Minervois, it is literally steps away from the magnificent natural swimming pool at the centre of this much sought after village. Each of its large bright and airy front rooms has a magnificent view. Yet the house feels solid and cosy. It has four bedrooms, a large bright living room, and an open plan kitchen/dining room with a wood burning stove. On the lower level is a small garage, great for storing bikes and becoming a lovely inside 'beach house' when you want to take advantage of the natural swimming pool in front. This opens out onto a small courtyard behind. At the top of the house the floor space has been left completely open. Great as a kids play area or just as a place to relax while...

## ENERGY - DPE



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## DESCRIPTION

A four storey four bedroom village house of approx. 132 m2 with a further approx 72 m2 remise and courtyard at ground level and approx 33 m2 top floor looking out over the old village.

A bright stairway leads from ground level up to a large kitchen/dining room. Directly across the hallway is a large bright front bedroom with a beautiful view of the river. At the back of the house is a slightly smaller bedroom looking out to the courtyard, and a good sized family bathroom.

A winding stairway leads to the second floor with its large living room and master bedroom both with magnificent views of the river. As well there is a further good sized bedroom and large family bathroom. Of note, there is a large storage room leading off the landing which could be converted into a good sized en-suite bathroom to the master bedroom.

Up a further staircase is the top floor which is open plan and suitable as a playroom/ guest room/ or hang out area for older kids.

A second staircase leads up to the top floor, tucked under the rafters, offering a cozy relaxation spot with large French windows and views over the rooftops of the old village.

On the ground floor, you'll find the charming coach house, once a gallery, now perfect for storing bikes or even creating an indoor beach house for enjoying the nearby natural swimming pool. It opens onto a small courtyard at the back,...

## LOCAL TAXES

Taxe foncière: 1400 EUR

## NOTES