

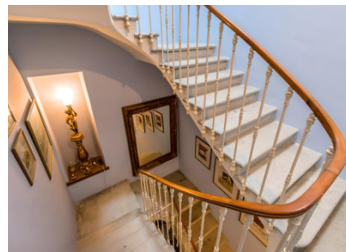
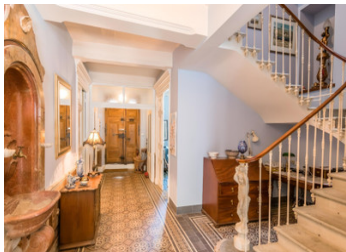
## Delightful 2-Storey Character Home with Garden, Garage & B&B Potential in Bize-Minervois

EXCLUSIVE



## INFORMATION

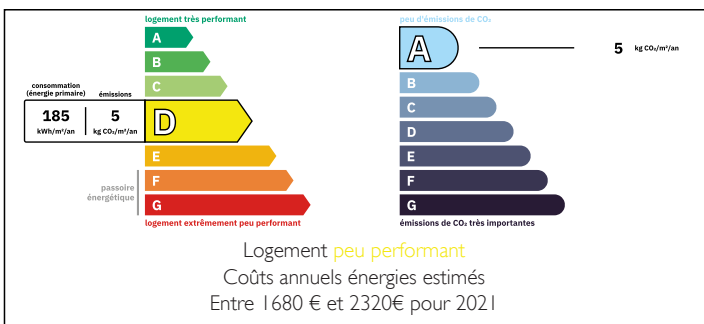
|             |                |
|-------------|----------------|
| Town:       | Bize-Minervois |
| Department: | Aude           |
| Bed:        | 5              |
| Bath:       | 5              |
| Floor:      | 272 m2         |
| Plot Size:  | 203 m2         |



## IN BRIEF

Set in the picturesque village of Bize-Minervois, within easy reach of Carcassonne, Narbonne, and Béziers, this enchanting three-storey property offers the perfect blend of business opportunity and private living. With five bright ensuite bedrooms, and a delightful garden, this character-filled home is ready to be revived into something truly special. Whether you're seeking a lifestyle change, a move to the sun, or a turnkey hospitality venture, this home is full of promise.

## 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

Perfectly positioned in the heart of the vibrant and sought-after village of Bize-Minervois, this beautifully proportioned period property is full of character and potential.

Rich in authentic features—such as exposed stone walls dating back to the Middle Ages, intricately tiled floors, marble fireplaces, tall windows, and soaring ceilings—this charming home spans three levels and offers all the timeless appeal of a classic southern French residence.

Currently configured with five ensuite bedrooms, including one conveniently located on the ground floor, the property offers exceptional flexibility. The ground floor includes a welcoming living room, library, guest sitting/dining room, kitchen, and an additional bathroom. Upstairs, you'll find four further ensuite bedrooms, a laundry room, and a long balcony that runs along two sides of the house, overlooking the private courtyard and garden—ideal for relaxing or entertaining guests.

The 160m<sup>2</sup> walled courtyard garden is a peaceful and private oasis, accessed directly from the ground floor rooms and also via the integrated garage—a rare and valuable feature in village homes. With ample space for outdoor dining or future installation of a swimming pool, the garden adds significantly to the property's appeal.

A spacious attic on the top floor offers further potential for development—whether for additional accommodation, a studio, or a private retreat. While the property would benefit from some cosmetic updating following a period of light use, its solid structure and elegant period features provide a superb foundation for a bespoke renovation.

Whether you're looking to create a successful Chambre d'Hôtes (B&B) or enjoy...

## LOCAL TAXES

Taxe foncière: **3900 EUR**

## NOTES