

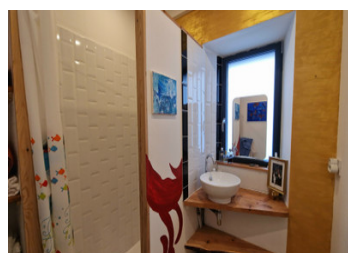
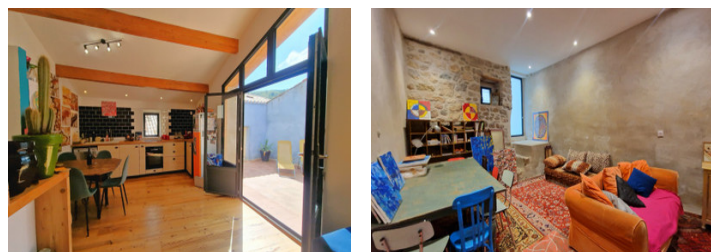
Spacious character village property newly renovated with three /four bedrooms and roof terrace



EXCLUSIVE

## INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	37 m2



## IN BRIEF

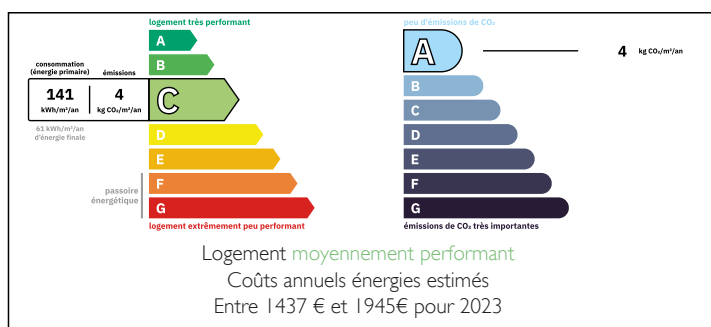
Discover this beautifully renovated character property nestled in the heart of the ever-popular and sought-after village of Bize-Minervois. Combining traditional charm with modern comforts, this delightful home is ideal as a holiday retreat, with rental potential or a year-round residence

On the ground floor, you'll find a generous 25m<sup>2</sup> entrance/storage room, lounge or bedroom 31m<sup>2</sup> room with exposed stone walls.

Upstairs on the first floor are three bright and generously sized bedrooms, a modern shower room, a separate WC, and a laundry room for added convenience.

The top floor features a stunning open-plan living, dining, and kitchen area, complete with rustic fitted units. Large aluminium patio doors open onto your

## 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

Charming Renovated Village House with Terrace in Beautiful Bize-Minervois

This character-packed village home has been tastefully renovated and is ideally situated in the heart of sought-after Bize-Minervois, a picturesque village in the Minervois wine region of southern France.

### Key Features:

Fully renovated: new roof, plumbing, and electrical systems

New electric heating and aluminium double-glazed windows

Exposed stone walls and wooden flooring, adding warmth and charm

Spacious terrace with a covered area — perfect for outdoor living

## LOCAL TAXES

**Taxe foncière: 1 600 EUR**

### Layout (approximate measurements):

Ground Floor:

Entrance Hall: 25.36 m<sup>2</sup>

Lounge / Bedroom: 31.14 m<sup>2</sup>

First Floor:

Hallway: 5 m<sup>2</sup>

Bedroom 1: 11 m<sup>2</sup>

Bedroom 2: 16.77 m<sup>2</sup>

Bedroom 3: 10.76 m<sup>2</sup>

Shower Room: 4.11 m<sup>2</sup>

WC: 1.38 m<sup>2</sup>

Second Floor:

Open-plan Kitchen / Dining / Lounge: 25 m<sup>2</sup>

Spacious Terrace (partially covered): 37 m<sup>2</sup>

### Life in Bize-Minervois

This welcoming village offers everything you need: cafés, restaurants, a bakery, grocery store, pharmacy, and a school — all within walking distance. The nearby river is perfect for swimming and relaxing, surrounded by beautiful vineyards, olive groves, and scenic countryside.

## NOTES