

Live the South of France Dream - Village Home with Terrace, Garage & Separate Apartment.



## INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	3
Bath:	3
Floor:	147 m2
Plot Size:	24 m2



## IN BRIEF

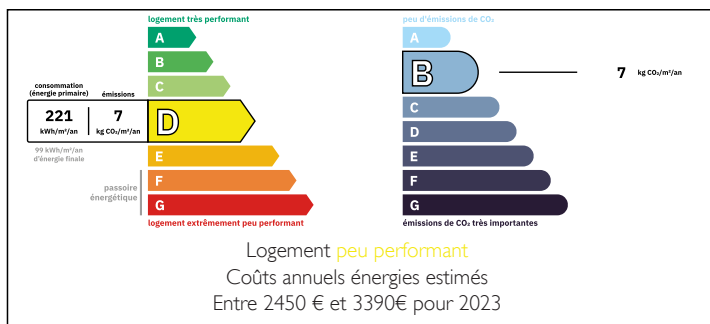
In the heart of the lively village of Caunes-Minervois, close to all amenities, this light-filled three-storey house has two double bedrooms, two bathrooms, a spacious living area with fitted kitchen, a large sunny terrace off the living area, garage, and separate ground-floor one-bedroom apartment with private entrance.

First floor: a spacious living area opening onto the terrace, fitted kitchen, and bathroom with washer/dryer. Reverse aircon unit.

Second floor: two double bedrooms, a generous landing/office area, and shower room with washbasin and WC. Reverse aircon unit.

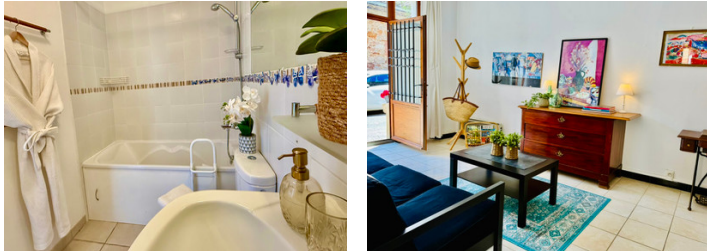
Ground floor: spacious self-contained 50m2 apartment with living room, double bedroom, fitted kitchen, and bathroom with separate WC and washing machine. Ideal for visitors or as a potential

## 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: 1251 EUR**

## NOTES

## DESCRIPTION

Properties at this price rarely stay on the market for long.

Nestled in the heart of the sought after village of Caunes-Minervois, recently recognised as one of France's Petites Cités de Caractère, this village home offers the perfect blend of authentic French charm, modern comfort and rental potential.

Whether you're searching for a lock up and leave holiday home, a full time residence in the South of France, or an investment with Airbnb income opportunities, this versatile property is ready to enjoy.

The main house occupies the upper two floors and is bathed in natural light. The spacious open plan living and dining area opens directly onto a large sunny terrace which is the perfect spot for long lunches, evening apéritifs and relaxed outdoor living. A fitted kitchen, family bathroom and reverse-cycle air conditioning complete this level.

Upstairs are two generous double bedrooms, both with views towards the surrounding hills, together with a large landing that works perfectly as a home office, reading nook or creative space. A shower room serves this floor, while reverse-cycle air conditioning ensures year round comfort.

A major advantage of this property is the completely self contained ground floor apartment with its own private entrance. Offering a living room, kitchen, double bedroom and bathroom, it is ideal for visiting family and friends or as a holiday rental, creating an additional income stream when you're not in residence.

Rare for a village property, the house also benefits from a private garage providing secure parking and valuable...