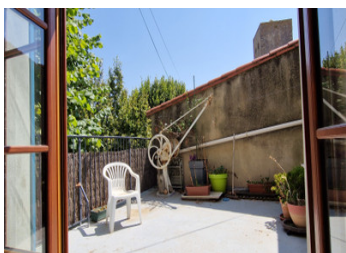


Charming light and airy 1-2 bed, 2-bath village house with sun terrace and separate garden, good storage area.

EXCLUSIVE



## INFORMATION

Town:	Peyriac-Minervois
Department:	Aude
Bed:	1
Bath:	2
Floor:	65 m <sup>2</sup>
Plot Size:	378 m <sup>2</sup>

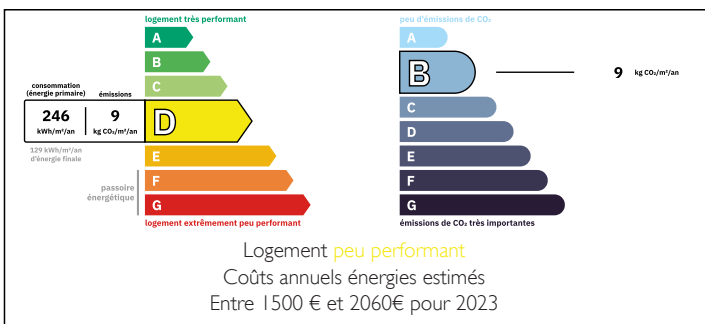
## IN BRIEF

Newly-renovated, practical and luminous, this house has not only a roof terrace situated off the kitchen and living area, but it has its own garden on the other side of the river, with the traditional watering system for village gardens, ideal for growing your own fruit and vegetables as well as established flowering trees and plants!

The house has one large bedroom et present, but if preferred, can easily be converted to a 2-bed house. It already has two shower rooms and WCs.

This property has an improved energy label under 2026 rules.

## 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

There is plenty of parking close by, and the house is on a corner plot on the edge of the village. The double-glazed timber double doors lead into a spacious entrance hall. To one side is a charming traditional glazed door, leading to the ground floor storage areas, the shower room with basin, which at present serves as a utility room, and the separate modern WC. A large window, and two smaller windows give onto the street. This floor measures approximately 45m<sup>2</sup>.

Creamy terrazzo stairs, with an exposed stone wall, lead up to the first floor, which is an open area containing living, dining and kitchen spaces. There are two large windows to the front of the house (facing west) and large three-door glazed French windows giving onto the terrace, to the east. The living area is 31.2m<sup>2</sup> and the terrace 16.4m<sup>2</sup>. Privacy to the terrace is ensured in summer by two lime trees.

On the top floor, again light and bright, with windows to the east and west, is at present one large bedroom and a smart new shower room. The east window gives a view of the church tower, and the west view is of an attractive newly renovated natural stone house across the street. It would be a simple job to create two bedrooms here if this were required, with the addition of two partitions and a door.

Character is added by three lovely exposed timber roof beams. The heating is all electric, but...

## LOCAL TAXES

Taxe foncière: **970 EUR**

## NOTES