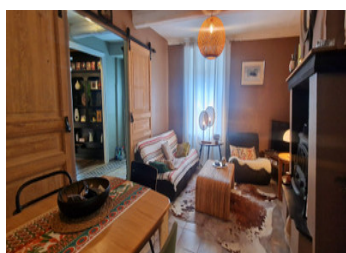
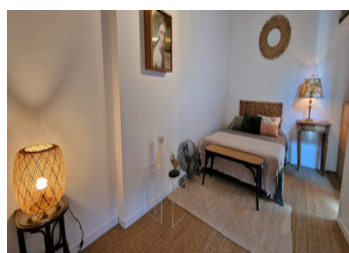
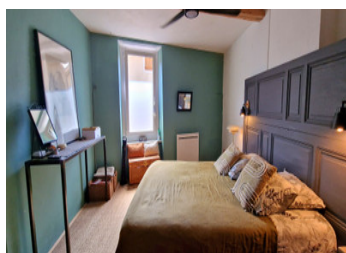
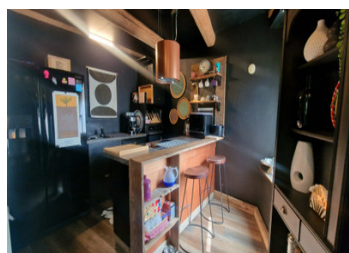
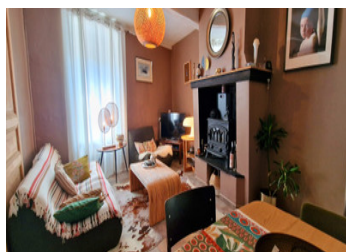
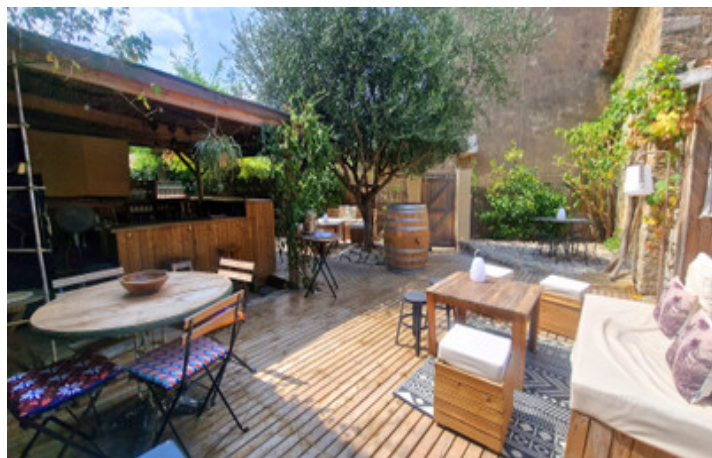


Character village property with three bedrooms , large courtyard garden in the Minervois



INFORMATION

Town:	Cesseras
Department:	Hérault
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	150 m2

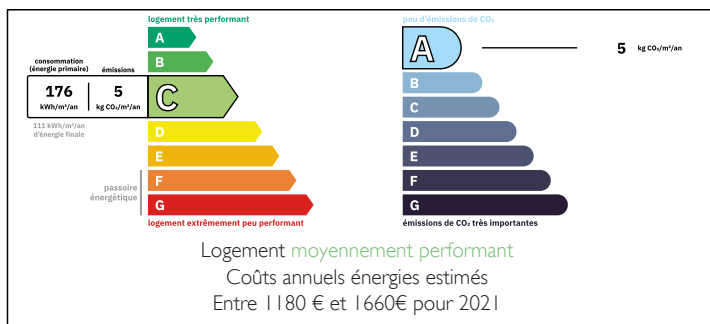
IN BRIEF

Set in the heart of a popular Minervois village, this renovated three-storey stone character house blends authentic charm with modern comfort. The ground floor features a bright open-plan lounge, dining area ,seperate sleek fitted kitchen, ideal for entertaining. Upstairs, the master suite boasts a spacious bedroom, elegant bathroom and laundry area, while the top floor offers two further bedrooms plus an office /lounge area

The private courtyard garden is a highlight, with a stylish wine bar created by the current owners, successfully run as a small business and able to welcome around 40 guests. Perfect for convivial evenings or simply relaxing outdoors.

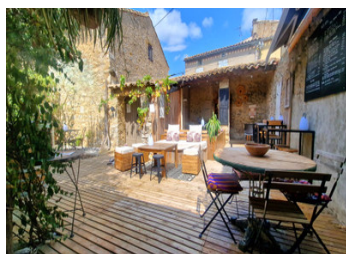
The area is renowned for cycling, wine routes and the nearby Canal du Midi, offering endless leisure opportunities. A character home ready to enjoy — whether as a family house, a holiday base, or with

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

Property Highlights

Modern aluminium double glazing throughout for comfort and efficiency
Wood burner creating a warm and inviting living space
modern elegant kitchen
Low-consumption electric radiators for cost-effective heating
Spacious stylish bathroom with bath and walk-in shower
Easy parking close to the property
Private courtyard garden, generous and ideal for entertaining
originally a wine/tapas bar area with proven success, offering a unique business opportunity to run a restaurant or bar

LOCAL TAXES

Taxe foncière: 556 EUR

Approximate measures:

Spacious lounge – 19.34 m²
kitchen – 9.72 m²
1st floor
Large bedroom 1 – 19 m²
Modern shower room – 10 m²
Separate toilet – 2.64 m²
hallway – 2.28 m²

Upstairs

Bedroom 2 (left) – 12.46 m²
Bedroom 3 – 13 m²
Hallways/landing – 8.96 m²

Additional space

Courtyard garden approx
remise – 12.16 m²

Distances from Cesseras

Olonzac – 5 mins (local shops, restaurants, weekly market)
Minerve – 10 mins (famous medieval village & tourist attraction)

NOTES