

Character two bedroom village property with private courtyard.



## INFORMATION

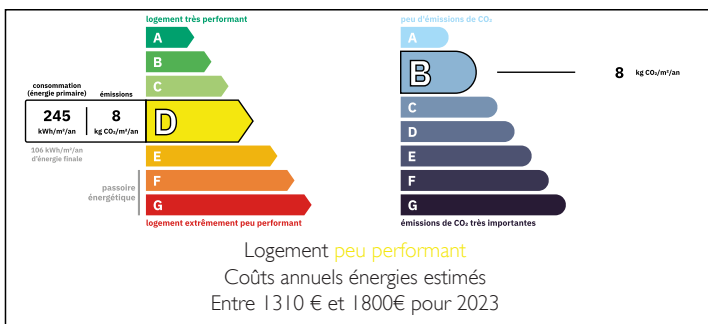
Town:	Caunes-Minervois
Department:	Aude
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	16 m2

## IN BRIEF

Full of charm and character, this beautiful 2-bedroom stone house in Caunes-Minervois offers the perfect blend of authenticity and comfort. With its elegant façade, beamed ceilings and polished wood floors, the property exudes warmth and style. The ground floor features a welcoming open-plan living space with a fitted kitchen, dining and lounge area opening onto a private courtyard, ideal for al fresco dining. The first floor hosts a large comfortable bedroom and a modern shower room, while the top floor is dedicated to a generous master suite with ensuite shower room. In excellent condition, this property is ready to enjoy immediately. Situated in the heart of the sought-after village of Caunes-Minervois, with shops, cafés and restaurants just a short stroll away. A perfect holiday home with excellent rental potential or perfect for year round living in this...



## 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 Details:

Stone facade

Quiet and peaceful setting

Convenient parking nearby

Full of character and charm

Spacious open-plan lounge, kitchen, and dining area

Private courtyard, ideal for outdoor dining

Original polished wood flooring throughout

Top floor bedroom with lovely views

All village amenities within walking distance

Caunes-Minervois is a lively village of about 1,800 inhabitants, set only half an hour from the UNESCO World Heritage cité of Carcassonne and the Canal du Midi. Daily life here is well catered for, with a grocery shop, bakery, butcher, pharmacy, florist, hair salons, doctors, an ATM, and a bustling weekly market. The village has a strong cultural identity, famous for its art galleries, ceramic workshops, frequent exhibitions, and a much-loved annual music festival.

Travel links are highly convenient: Carcassonne airport can be reached in 30 minutes, Béziers in an hour, and Toulouse in around 90 minutes. High-speed TGV services from Narbonne and Carcassonne connect easily to major French cities, while Barcelona is just a three-hour drive. The Mediterranean coast is within 45 minutes, and the Pyrenees are less than an hour and a half away. Outdoor enthusiasts will also appreciate the Montagne Noire rising just behind the village, offering endless trails for walking, cycling, and exploring nature.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:

709 EUR

## NOTES