

Charming renovated house with 3 bedrooms, 2 .5 bathrooms and sunny roof terrace in popular village



EXCLUSIVE

## INFORMATION

Town:	Villeneuve-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	15 m2

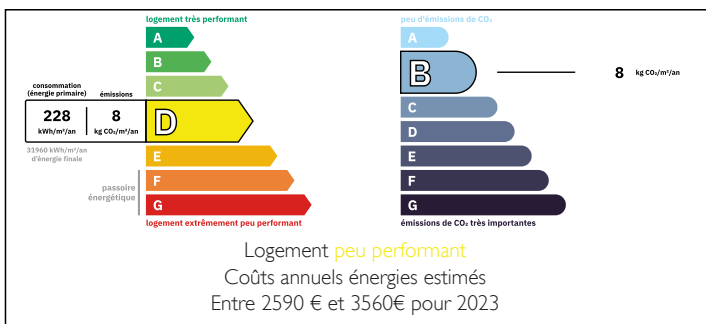


## IN BRIEF

### OFFER ACCEPTED

Located in Villeneuve-Minervois, this lovely village house will charm you with its spacious rooms and renovations that retain many original features. The house is on a quiet, newly cobbled impasse. The front door leads into a sunny living room with woodburner and the spacious, open-plan kitchen and dining room, which opens on to a secluded, wisteria-shaded terrace nestling at the foot of the château walls., perfect for alfresco dining. A store room, laundry and w.c. complete the ground floor. On the first floor, the high-ceilinged master bedroom features an inviting clawfoot bathtub; a second double bedroom has an adjacent bathroom, shared with the master bedroom. The third bedroom has an ensuite bathroom and walk-in closet. Stairs to the second floor lead to a bright summer living room with sink, and sliding glass doors onto the pretty...

## ENERGY - DPE



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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

Set in the historic centre of Villeneuve-Minervois in the South of France, with the chateau ramparts providing a picturesque backdrop, this house is full of character and charm, ideal either as a permanent residence or a lock-up-and-leave holiday home. The careful renovations have preserved many original features, exposed stone walls, original floors and doors, and high-beamed ceilings.

The spacious open-plan kitchen and dining area open onto a verdant, cobbled impasse, with space for table and chairs, The kitchen is equipped with electric hob, fridge-freezer and oven. The laundry room has a sink and washing machine. The w.c. is complete with a well and outside pump, handy for watering plants on the terrace!

Step down into the sunny living-room with beamed ceiling, exposed stone walls and an efficient woodburner; the front door opens onto the quiet street only used by residents. A quaint brick and stone staircase leading up to the first floor divides into two – on one side of the house are the master bedroom, second bedroom (both complete with antique wardrobes) and bathroom. On the other side is the third bedroom with ensuite bathroom and walk-in closet. All the bedrooms have their original wooden floors and beamed ceilings. The 20m<sup>2</sup> master bedroom has a 4m-high ceiling, and an inviting bathtub overlooking the wisteria pergola and courtyard. Both bathrooms have a walk-in shower, washbasin and w.c.

Stairs lead up to the second floor and...

## LOCAL TAXES

**Taxe foncière: 1532 EUR**

## NOTES