

Saint Frichoux - Spacious village property with countryside views.

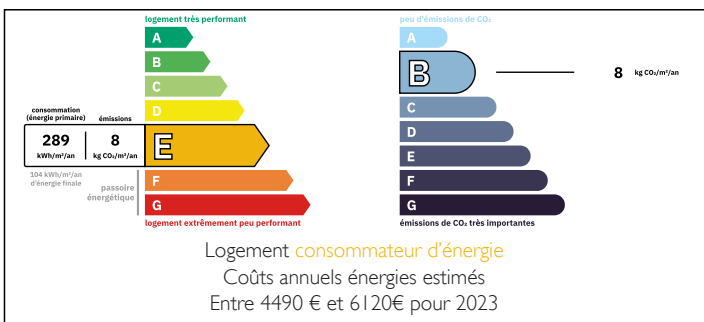


## INFORMATION

Town:	Saint-Frichoux
Department:	Aude
Bed:	7
Bath:	7
Floor:	315 m <sup>2</sup>
Plot Size:	150 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

Maison de Maître style village property, ideally located just 25 minutes from Carcassonne in the heart of the Minervois region. The property offers 315 m<sup>2</sup> of living space, with lots of character & charm. Whether you are looking for a large family home or business opportunity, this property has potential to be either.

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

The ground floor features a semi-professional kitchen and pantry, along with a utility room, a living room, a sitting room, and an additional room currently used as a laundry room with a WC and the solar panel unit, which could easily be adapted to suit your needs. The layout flows effortlessly, creating a welcoming and comfortable atmosphere throughout.

Upstairs, the first and second floors offer seven spacious bedrooms, each with their own private bathroom and WC, ensuring both comfort and privacy. Ideal for a large family or for developing a bed and breakfast business.

The property retains many charming original features, including oak parquet flooring and ceiling mouldings, adding to its authentic appeal.

Outside, to the back of the property you will find a private south-facing terrace provides a peaceful space to relax, complete with a jacuzzi, with views across the countryside to the Pyrenees. To the front of the property is a small landscaped garden.

The home is equipped with self-consumption solar panels and benefits from a "virtual battery" contract, offering notable energy savings.

Location:

Saint-Frichoux is a charming village in the Minervois region, 5kms from Rieux-Minervois for your everyday amenities. 20kms from Carcassonne with transport connections by rail or plane.

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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: **2501 EUR**

## NOTES