

Charming four bedroom stone house with white shutters in pretty village.

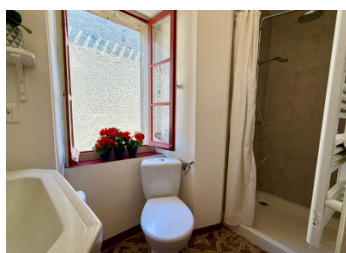
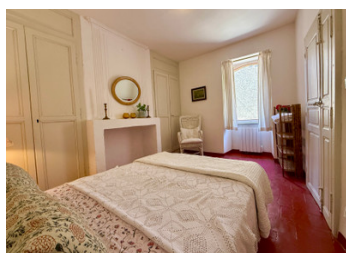


## INFORMATION

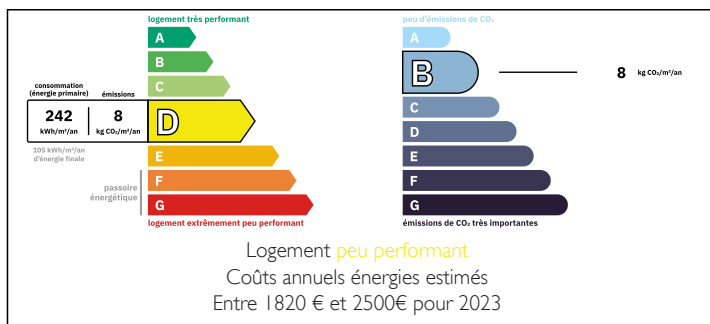
|             |         |
|-------------|---------|
| Town:       | Trausse |
| Department: | Aude    |
| Bed:        | 4       |
| Bath:       | 2       |
| Floor:      | 107 m2  |
| Plot Size:  | 0 m2    |

## IN BRIEF

Affectionately known as "The house with the white shutters", this property has been lovingly cared for and very popular on holiday rental sites. The perfect house to either live in all year round or to enjoy for relaxing holidays in the South of France.



## 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.



## LOCAL TAXES

Taxe foncière: 477 EUR

## NOTES

## DESCRIPTION

Nestled in a peaceful street in the heart of the charming village of Trausse-Minervois, this beautiful four bedroom stone home is instantly recognisable for its elegant white shutters, admired by villagers and visitors alike.

Full of character and authenticity, the property retains many original features that reflect its rich heritage while offering comfortable living spaces for modern life. Whether you are searching for a permanent residence, a holiday retreat, or an investment in the South of France, this home presents an exceptional opportunity at a price designed to attract immediate interest.

One of the property's greatest strengths is its "lock-up-and-leave" appeal. Easy to maintain and ideally positioned, it allows owners to enjoy the French lifestyle without the demands of extensive upkeep.

Life in Trausse is all about embracing the relaxed rhythm of the Minervois. Surrounded by vineyards and rolling countryside, the village sits at the foothills of the Black Mountain and offers a wonderful blend of natural beauty, history, and community spirit. The village is known for its warm and welcoming atmosphere, attracting homeowners from across the globe, including a thriving Australian community who have made Trausse their home away from home.

Residents enjoy easy access to local wineries, weekly markets, scenic walking and cycling routes, and some of the region's most beautiful medieval villages. The nearby village of Caunes-Minervois, famous for its historic abbey and red marble, and many restaurants and bars is just minutes away, while the UNESCO-listed city of Carcassonne and the Mediterranean coast are...