

Beautifully presented three bedroom village property with roof terrace in the village of Blomac.



INFORMATION

Town:	Blomac
Department:	Aude
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	10 m2

IN BRIEF

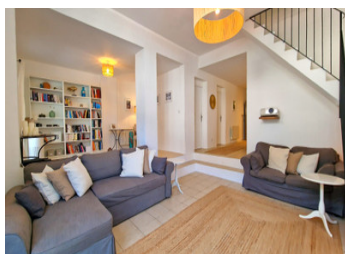
This beautifully presented village property has been renovated with style and impeccable taste, seamlessly blending character with contemporary comfort.

Step into a bright, light-filled split-level lounge that creates a warm and welcoming atmosphere. A few steps lead to the elegant dining area and a chic, fully fitted kitchen featuring polished concrete worktops. This level also benefits from a practical utility/storage room and a separate WC.

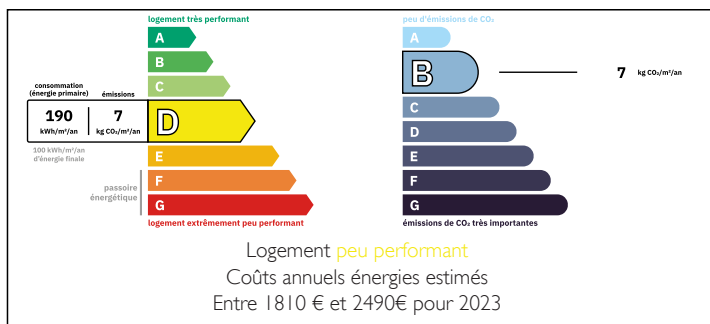
On the first floor, you'll find a master bedroom with its own modern en-suite shower room, along with two further bedrooms and an additional contemporary shower room.

A real highlight of the home is the private 10m² terrace, complete with a jacuzzi – the perfect place to cool off on warm summer days or relax with an evening apéritif ..

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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: 2168 EUR

NOTES

DESCRIPTION

Blomac is a charming wine-producing village in the heart of the sought-after Minervois region, surrounded by vineyards and beautiful rolling countryside. Ideally positioned between Carcassonne and Narbonne, it offers a peaceful lifestyle while remaining close to a wide range of amenities. The nearby villages of Peyriac-Minervois, Rieux-Minervois, La Redorte, and Azille provide shops, cafés, restaurants, schools, and local services, while the historic towns of Carcassonne and Narbonne offer excellent shopping, transport links, and cultural attractions. Blomac is also close to the Canal du Midi, making it an ideal base for walking, cycling, boating, and exploring the picturesque villages and renowned vineyards of the Minervois.

Approximate distances:

Carcassonne – 23 km

Narbonne – 40 km

Lézignan-Corbières – 12 km

Rieux-Minervois – 9 km

Peyriac-Minervois – 6 km

La Redorte – 5 km

Azille – 7 km

Caunes-Minervois – 16 km

Carcassonne Airport – 28 km

Mediterranean beaches (near) – 55 km

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