

Just Bring Your Suitcase! Turn-Key Village Home with Courtyard in Caunes-Minervois

EXCLUSIVE



INFORMATION

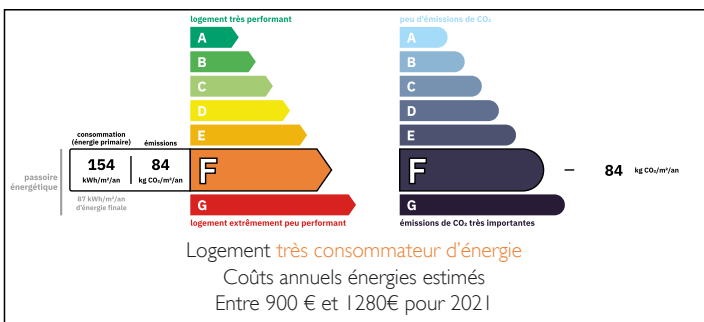
Town:	Caunes-Minervois
Department:	Aude
Bed:	2
Bath:	2
Floor:	110 m ²
Plot Size:	23 m ²

IN BRIEF

A beautifully presented and fully turn-key stone village house in sought-after Caunes-Minervois, offering 110m² of living space and a charming 23m² private paved courtyard. Behind the traditional stone façade and wooden shutters, the ground floor offers a fitted kitchen, dining room, shower room, WC, laundry and storage. The first floor features a guest bedroom with built-in storage and an inviting salon with wood-burning fireplace, opening onto the delightful courtyard – perfect for long summer lunches and evenings outdoors. The top floor is dedicated to an enormous primary bedroom with beautiful high ceilings and a spacious ensuite. Immaculately cared for and stylishly decorated, the property is sold fully furnished, including linen, towels, crockery, kitchenware, projector and even a bicycle! An ideal lock-up-and-leave French retreat with excellent potential for international buyers seeking a holiday home that could also be offered...

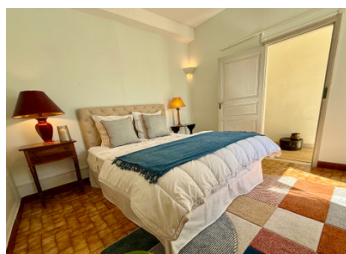


ENERGY - DPE



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: 834 EUR

NOTES

DESCRIPTION

Set in the heart of the picturesque medieval village of Caunes-Minervois, this beautifully presented stone house offers the perfect combination of authentic French character, stylish interiors and effortless holiday living.

With approximately 110m² of living space arranged over three floors, two generous bedrooms and a delightful 23m² private courtyard, the property is ideally suited to anyone looking for a character-filled home in the South of France without the need for renovation or extensive maintenance. Beautifully decorated and exceptionally well cared for, it is being sold fully furnished and equipped making it a genuine "bring your suitcase and start enjoying France" opportunity.

The traditional stone façade and wooden shutters immediately give the house the charm expected of a classic French village property. Step inside, however, and you will find a comfortable, thoughtfully decorated home that has been lovingly maintained and is ready to enjoy from day one.

The ground floor features a beautiful fitted kitchen with everything needed for relaxed everyday living, whether preparing breakfast before heading to the local boulangerie or cooking dinner with produce found at one of the area's colourful markets.

Alongside the kitchen is a separate dining room, providing a welcoming space for meals with family and friends. This floor also includes a shower room, separate WC, washing machine and useful built-in storage cupboards, these practical additions make the property particularly easy to manage as either a permanent residence or holiday home.

Upstairs, the first floor has a wonderfully relaxed atmosphere. The comfortable guest bedroom benefits...