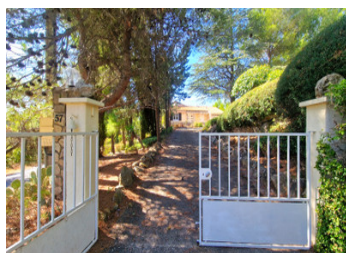
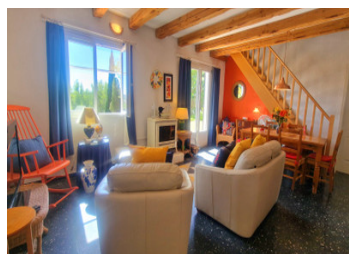
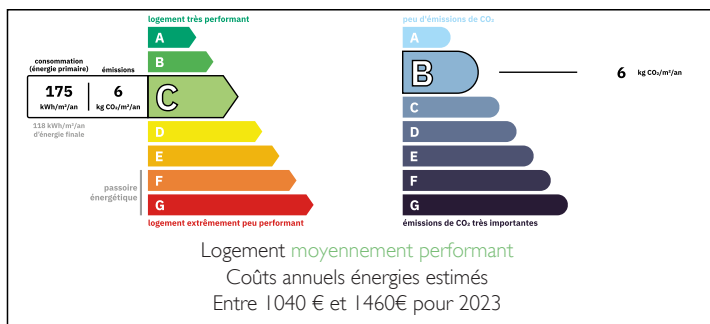


Lovely two-bedroom modern villa with charming gardens and open views in the Minervois

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Pouzols-Minervois |
| Department: | Aude              |
| Bed:        | 2                 |
| Bath:       | 3                 |
| Floor:      | 76 m2             |
| Plot Size:  | 1173 m2           |

## IN BRIEF

Close to Pouzols-Minervois, this charming detached two-bedroom villa is surrounded by Mediterranean gardens, offering an excellent sense of space and privacy. A generous driveway leads to the house /garage, while mature trees and a welcoming front terrace enhance its Mediterranean appeal.

Inside, the bright open-plan living, dining and kitchen area features two sets of patio doors opening onto a sunny south-facing terrace, perfect for outdoor dining and relaxing. The villa offers two double bedrooms, each with an en-suite shower room, together with a separate bathroom. To the rear, a second private terrace provides another peaceful outdoor space.

Filled with natural light, the property benefits from double glazing, reversible air conditioning and a wood-burning stove for year-round comfort. Ideally positioned for exploring the villages, vineyards and beautiful countryside of the Minervois, this inviting villa would make an excellent permanent home or...

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: **876 EUR**

## NOTES

## DESCRIPTION

Pouzols-Minervois is a charming and authentic village nestled in the heart of the Minervois wine region, surrounded by rolling vineyards and beautiful countryside. Peaceful and unspoilt, it offers a true taste of southern French village life while remaining within easy reach of larger towns such as Narbonne and Lézignan-Corbières. The area is renowned for its vineyards, scenic walks, and relaxed lifestyle, with local markets, restaurants, and amenities just a short drive away. Ideally located, it is also within convenient distance of the Mediterranean coast, making it a perfect setting for both a main residence or a holiday home.

### Measurements

**\*\*Ground floor\*\***

\* Entrance hall: 6.72 m<sup>2</sup>

\* Bedroom 1: 11.74 m<sup>2</sup>

\* Living/dining room: 26.85 m<sup>2</sup>

\* Kitchen: 5.74 m<sup>2</sup>

\* Bedroom 2: 15.63 m<sup>2</sup>

\* Shower room 1: 2.11 m<sup>2</sup>

\* Bathroom: 5.14 m<sup>2</sup>

\* Shower room 2: 2.34 m<sup>2</sup>

**\*\*Outside\*\***

\* Storage room: 5.31 m<sup>2</sup>

\* Garage: 14.86 m<sup>2</sup>

\* Shed: 3.54 m<sup>2</sup>

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