LEGGETT
IMMOBILIER INTERNATIONAL

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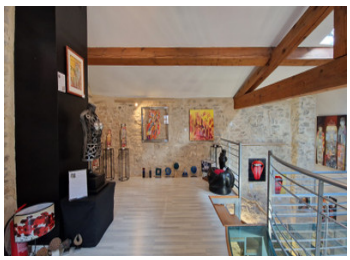
Ref: A48567LHS34 Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

A stylish, modern and elegant, renovated pied-à-terre in one of the 'Most Beautiful Villages of France'.















INFORMATION

Town:	Minerve
Department:	Hérault
Bed:	1
Bath:	1
Floor:	85 m2
Plot Size:	0 m2

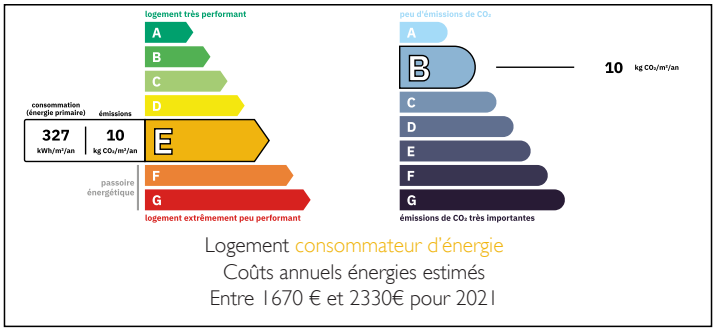
IN BRIEF

A property of exception, combining ancient rustic building and striking modern architecture - built in natural stone, much of it exposed, and renovated in an uncompromisingly contemporary style.

Used as a gallery/shop at present, this building comprises a living area, kitchen, bedroom area and bathroom with enclosed shower space. Curves, steel and glass combine to cteate a stunning sense of space.

Set in the centre of the Cathar village of Minerve, it benefits from the character of an ancient stronghold, a location which attracts about 300,000 visitors per year.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1670 € et 2330€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **470 EUR**

NOTES

DESCRIPTION

This amazing village of approximately 100 people is set on a rocky outcrop between the gorges of the rivers Brian and Cesse. Its natural stone buildings and narrow cobbled streets sit overlooking the natural bridges created by the rivers over millions of years. The village's history is linked to the crusade of the Albigeois in the early 13th Century.

In a small street in the village, this house or shop is largely open-plan, including a kitchen area, living area and WC/store on the ground floor, and on the first floor, reached by a stylish steel and timber staircase, are the sleeping area and the bathroom area with an enclosed shower room with WC.

Both floors have reversible air conditioning, and all windows are double-glazed. There is a high-performance pellet stove. The roof is in good condition, having been replaced around the year 2000.

Minerve has several restaurants and cafés, and is only 10 km from Olonzac, where there are all amenities and a weekly market? Minerve is 32 km from Narbonne, 44 km from Carcassonne and its walled Cité, 46 km from Béziers, 50 km from the sea, and an hour and a half (125km) from Spain.

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