



## Charming Character Property plus a Former Barn To Convert

### معلومات الوكيل

David Evans	اسم:
Cle France Ltd	اسم الشركة:
United Kingdom	بلد:
	Experience
	since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+44 (1440) 820-358	هاتف:
English, French	Languages:
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 199,800

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Occitanie  
مدينة: La Redorte  
الرمز البريدي: 11700  
نشر: 17/02/2025  
وصف:

Charming character property, offering a main house of 95 m2 with 2 bedrooms, a lounge, a separate kitchen, utility room, bathroom and a convertible attic of 52 m2. There is also a former barn with 2 levels of 100 m2 each and a laundry area, as well as 2 courtyards of about 50 m2 each (one at the front of the house and one at the back of the shed). Possibility to park cars in the shed or courtyard. Quiet location.

- Location: Charming village in the Minervois with bar, grocery, hairdresser, restaurants, weekly market: located 5 minutes from Jouarres lake, 10 minutes from Peyriac-Minervois and at 35 minutes from Carcassonne and the airport.

### MAIN HOUSE:

- Ground floor: Hallway of 4 m2, kitchen of 13.31 m2 (central island, base units, sink, hood), utility room of 7.87 m2 (double sink, cupboards), large cupboard of about 3 m2 for storage, WC of 1.60 m2, lounge of 16 m2 with pellet stove supplying radiators throughout the house.

- 1st floor: Bathroom of 10 m2 (bath, italian shower, WC, vanity unit, heated towel rail), corridor of 6.27 m2 (beautiful tiled floor), bedroom of 15.37 m2 (original marble fireplace, cement floor tiles, cupboard), bedroom of 18.14 m2 (original marble fireplace, tiled floor).



- 2nd floor: Convertible attic of 52 m2 with water supply, electricity, windows and beautiful beams, ideal for creating a large master suite.

FORMER BARN of 200 m2 to convert if required:

- Ground level of 100 m2 : garage/workshop and laundry area with double sink and access to rear courtyard.

- 1st floor: level of 100 m2.

- Exterior: A courtyard of about 50 m2 between the house and the shed, a courtyard to the rear of the shed of about 50 m2 offering a covered area with jacuzzi.

- Miscellaneous: Completely renovated in 2002 (electricity, plumbing, roof:), partly over-glazed windows, wooden shutters, central heating with pellets, beautiful character features (tiled floor, marble fireplaces), mains drainage, annual property tax of 900 Euro.

Charming. With potential.

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

Other Features

Property Size: 95 m2

Property Lot Size: 310 m2

Bedrooms: 2

Bathrooms: 1

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely -properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.



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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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2  
1  
310 م

**مشارك**  
غرف نوم:  
الحمامات:  
حجم كبير:

نعم فعلا

**Utility details**  
Heating:

**Lease terms**  
Date Available:

IX6.655.301

**Contact information**  
IMLIX ID:



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