



## Charming Stone Village House With 3 Bedrooms And A Pleasant Courtyard. Very Charming



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 146,612.67

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	11160
Veröffentlicht:	18.03.2025

#### Beschreibung:

Pleasant village with grocery shop, restaurant and hairdresser, located 5 minutes from Rieux-Minervois (all amenities), 15 minutes from Jouarres Lake and 25 minutes from Carcassonne and its airport !

Charming stone village house (2 faces), offering 98 m2 of living space, it comprises a living room, a fully equipped kitchen with access to a pleasant courtyard, 3 bedrooms and a large bathroom. A subtle blend of character with a touch of modernity bringing comfort to this pleasant house ! So charming !

Ground = Living room of 18.68 m2 with insert fireplace and cupboard + spacious and fully equipped kitchen of 14.44 m2 (higher and lower units, sink, integrated dishwasher, microwave, electric oven, electric hob, extractor fan, fridge) and access to a pleasant outside courtyard of 17 m2.

1st = Magnificent original staircase leading to a 2 m2 hall + WC of 1.88 m2 with washbasin unit + bedroom of 14.75 m2 with beautiful marble fireplace and sublime floor tiles (french tommettes) + bedroom of 11.68 m2 (very beautiful cement tiles).

2nd = Hallway of 3.40 m2 + bright bedroom of 14.66 m2 with built-in wardrobe + large bathroom of



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15.88 m2 (bath, shower, vanity unit, WC, laundry area).

Outside = A charming courtyard of 17 m2.

Miscellaneous = In perfect condition + PVC double glazing + wooden shutters + beautiful original features (terracotta floor tiles, cement tiles, beautiful doors, etc.) + fireplace insert + electric heating + right of access to the courtyard (just in case the neighbours need to access their water meter) + good roof + estimated amount of annual energy consumption for standard use: between 1110 Euros and 1550 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 685 Euros.

Price = 129.000 Euros (Adorable !)

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. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 66819  
Property Size: 98 m2  
Bedrooms: 3  
Bathrooms: 1  
Reference: TC145000E

## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Rental Potential

## Allgemein

Schlafzimmer:	3
Badezimmer:	1

## Versorgungsdetails

Heizung:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX6.742.182
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# IMLIX

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<https://www.imlix.com/de/>

