



## Detached Villa with Landscaped Garden



### Information de l'agent

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Expérience since:	
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Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 305,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Laure-Minervois
Indicatif régional:	11800
Soumis:	25/11/2024

#### Description:

**REDUCED** in price - Come and discover this haven of peace in the heart of Minervois, in a town labeled organic land engaged since 2021, offering an idyllic setting for nature lovers.

Nestled in a peaceful setting just 5 minutes from all amenities, this modern 138 m<sup>2</sup> villa combines contemporary comfort and authentic charm. Inside a bright living space, an elegant living room (with closed fireplace) opening onto the terrace and the garden, a fully equipped open kitchen, as well as a gas scullery with direct access to the carport. 50 m<sup>2</sup>. Then a corridor leads to a WC, 2 bedrooms with cupboards, an office/workshop, a bathroom with WC, a master suite with dressing room and bathroom (equipped with a spacious bathtub for two people), finally, a laundry room with service door allowing access to the garden to hang your laundry directly outside. Heating via a reversible air conditioning heat pump as well as the insert guarantee optimal comfort whatever the weather. The house is also equipped with electric roller shutters and a reinforced alarm system.

Outside, a large fully buildable plot of land allows you to imagine multiple developments, you can also enjoy a garden with magnificent lilac hedges, a generous fig tree, almond trees and an olive tree, offering shaded corners to relax.



This charming villa with cellulose wadding insulation sprayed into the attic and optical fibre broadband is ready to welcome a new family.

Don't miss this unique opportunity to live in a peaceful and green setting in Minervois, for a simple and beautiful life.

Contact us without further delay for a visit.

- habitable Size m2 : 138 m2
- Land size m2 : 1 411 m2
- Number of Bedrooms : 3
- Number of rooms : 5

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.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.



So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

Chambres: 3  
Salle de bains: 1  
Dimensions du lot: 1411 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.414.351

