



## Charming Character Property plus a Former Barn To Convert



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 199,800

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	La Redorte
Почтовый индекс:	11700
Добавлено:	17.02.2025

#### Описание:

Charming character property, offering a main house of 95 m<sup>2</sup> with 2 bedrooms, a lounge, a separate kitchen, utility room, bathroom and a convertible attic of 52 m<sup>2</sup>. There is also a former barn with 2 levels of 100 m<sup>2</sup> each and a laundry area, as well as 2 courtyards of about 50 m<sup>2</sup> 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 m<sup>2</sup>, kitchen of 13.31 m<sup>2</sup> (central island, base units, sink, hood), utility room of 7.87 m<sup>2</sup> (double sink, cupboards), large cupboard of about 3 m<sup>2</sup> for storage, WC of 1.60 m<sup>2</sup>, lounge of 16 m<sup>2</sup> with pellet stove supplying radiators throughout the house.

- 1st floor: Bathroom of 10 m<sup>2</sup> (bath, italian shower, WC, vanity unit, heated towel rail), corridor of 6.27 m<sup>2</sup> (beautiful tiled floor), bedroom of 15.37 m<sup>2</sup> (original marble fireplace, cement floor tiles, cupboard), bedroom of 18.14 m<sup>2</sup> (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, Ariege, 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)

## **Общие**

Спальни:	2
Ванные комнаты:	1
Площадь участка:	310 кв м

## **Utility details**

Heating:	да
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX6.655.301
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