



A Very Pretty Stone House With 110 M2 Of Living Space, A 50 M2 Terrace And Views.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 201,474.29

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Minerve
Postleitzahl:	34210
Veröffentlicht:	24.07.2026

Beschreibung:

A charming village renowned for its wine, with a restaurant, grocery shop, chemist's, tobacconist and newsagent, 35 minutes from Beziers, 25 minutes from Narbonne, 45 minutes from Beziers Airport and 40 minutes from Carcassonne, 10 minutes from Capestang and 40 minutes from the beaches.

This superb stone house has retained its character whilst benefiting from a high-quality, comprehensive renovation. You'll be immediately charmed by its magnificent, light-filled living area of nearly 50 m², as well as its brand-new kitchen, which opens onto a spacious 50 m² terrace offering a lovely unobstructed view of the vineyards. Set in the heart of a charming village renowned for the quality of its wines, this house, with 110 m² of living space and one bedroom (with the option of additional sleeping space in the 50 m² living area), makes an ideal holiday home, a first property purchase or the perfect nest for a young couple. All that's left to do is move in!

Ground = Entrance hall leading to a 50 m² living room + a 43.8 m² pantry + a 5.8 m² toilet with washbasin and washing machine connection (potential to install a shower).



1st = 19.6 m2 fitted kitchen (hob, built-in units, fridge, sink) opening onto a 50 m2 terrace with built-in barbecue and views.

2nd = 3 m2 hallway + 9 m2 shower room (2 washbasins, walk-in shower, WC) + 11.3 m2 bedroom with fitted wardrobe and ceiling fan.

Miscellaneous = Reversible air conditioning in the bedroom + electric underfloor heating on the ground floor and first floor + property tax of 737 Euros + estimated amount of annual energy consumption for standard use: between 1200 Euros and 1690 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + superb renovation.

Price = 175.000 Euros (Very charming!)

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

Property Id : 89244

Property Size: 110 m2

Bedrooms: 1

Bathrooms: 1

Reference: LM175000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Allgemein

Schlafzimmer:	1
Badezimmer:	1
Fertige m ² :	110 m ²

Zimmerdetails

Innenausstattung:	Fitted kitchen
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Versorgungsdetails

Heizung:	Ja
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Mietbedingungen



IMLIX

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

Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX8.740.941

