



## Beautiful Character House With 4 Bedrooms, 2 Bathrooms And Full Of Charm



### Στοιχεία μεσίτη

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Όνομα:            | Freddy Rueda                                                                |
| Όνομα εταιρείας:  | Freddy Rueda Sarl                                                           |
| Χώρα:             | France                                                                      |
| Experience since: |                                                                             |
| Τύπος υπηρεσίας:  | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Τηλέφωνο:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Site:             | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 156,863.28 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | France     |
| Νομός/Περιοχή/Επαρχία: | Occitanie  |
| Ταχυδρομικός κωδικός:  | 11160      |
| Δημοσιεύθηκε:          | 29/08/2024 |
| Περιγραφή:             |            |

Pleasant village in the Minervois area, with grocery, restaurant and hair dresser, located at 5 minutes from Rieux-Minervois (all shops), 15 minutes from the Jouarres lake and 25 minutes from Carcassonne and its airport !

Beautiful character house dating from the 18th century (1768), with a living space of 102 m2 offering 4 bedrooms, 2 bathrooms/shower rooms, a lounge and a kitchen. Full of charm with original features (old tommette-tiles, beautiful doors, original fireplace). In the heart of the village !

Ground = Entrance of 8.79 m2 + lounge of 14.25 m2 + kitchen of 15.64 m2 with fireplace and original sink.

1st = Hall of 3.62 m2 + bedroom of 13.83 m2 + shower room of 3.56 m2 (basin, WC, shower, towel dryer) + bedroom of 12.21 m2 with beautiful original cupboards.

2nd = Hall of 2.70 m2 + bathroom of 3.61 m2 (bath, WC, sink, beautiful old tiled floor) + bedroom of 13 m2 with cupboard + bedroom of 11 m2.



Extras = Tiled floor + wooden shutters + electric heating + new roof, electricity and plumbing + on main sewage + estimated amount of annual energy consumption for standard use: between 1820 Euros and 2500 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 400 Euros.

Price = 139.500 Euros (Full of charm !)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 80168  
Property Size: 102 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Reference: TC159500E

## Other Features

Immediately Habitable  
Rental Potential

## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 4       |
| Μπάνια:                       | 2       |
| Τελειωμένα τετραγωνικά πόδια: | 102 τ.μ |
| Μέγεθος αυλής:                | 36 τ.μ  |

## Utility details

|          |     |
|----------|-----|
| Heating: | Ναί |
|----------|-----|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.052.433 |
|-----------|-------------|



# IMLIX

**IMLIX αγορά ακινήτων**  
<https://www.imlix.com/el/>

---

