



## Elegant 18th-Century Bourgeoise House, Fully Renovated, Offering 190 M2 Of Living Space With 4 Bedrooms, Large Garage And Stone Outbuilding.



### Info Agente

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nombre:           | Freddy Rueda                                                                |
| Nombre empresa:   | Freddy Rueda Sarl                                                           |
| País:             | Francia                                                                     |
| Experience since: |                                                                             |
| Tipo de servicio: | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Téléfono:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Sitio web:        | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 302,500 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Ciudad:                  | Quarante   |
| Código postal:           | 34310      |
| Publicado:               | 10/12/2025 |

### Descripción:

A delightful and picturesque village offering a grocery shop, post office, and cafe/restaurant, located just 5 minutes from Bize -Minervois, 10 minutes from Capeatang (a vibrant village set along the Canal du Midi), 30 minutes from Narbonne and 40 minutes from the beaches !

Elegant 18th-century bourgeoise house, fully renovated, offering 190 m2 of living space including a lounge, a spacious living area with dining room and fully fitted open kitchen, a laundry room, a patio, 4 bedrooms including a master suite, 2 bathrooms and a large 84 m2 room (loft) to be completed if desired, featuring its own private terrace ! The property also includes a generous 88 m2 garage as well as an 88 m2 stone outbuilding located directly above the garage, with independent access (planning permission previously granted for a house conversion) ! Set in a peaceful street !

### Main house (190 m2)

Ground = Large entrance hall of 18.07 m2 + lounge of 21.25 m2 (operational marble fireplace) + dining



room with fully equipped open-plan kitchen of 25.68 m<sup>2</sup> (marble fireplace, central island, electric oven, microwave, gas hob, extractor fan and French door opening onto the patio) + pleasant 24 m<sup>2</sup> patio + corridor of 10.77 m<sup>2</sup> (beautiful original stone staircase) + spacious 15 m<sup>2</sup> laundry room (sink, working plan and door providing access to the garage and patio) + large 88 m<sup>2</sup> garage with concrete flooring.

1st = Large landing of 15 m<sup>2</sup> + 25 m<sup>2</sup> master suite comprising a bedroom and en-suite shower room (shower, vanity unit, towel dryer, WC) + bedroom of 20.77 m<sup>2</sup> + bedroom of 15.10 m<sup>2</sup> with balcony + bedroom of 17.42 m<sup>2</sup> + bathroom of 5 m<sup>2</sup> (bathtub, vanity unit, towel dryer, WC).

2nd = Large 84 m<sup>2</sup> loft (finishing required : flooring and painting) + 24 m<sup>2</sup> terrace.

Outbuilding = 88 m<sup>2</sup> stone outbuilding situated above the garage (to renovate if required, planning permission had been granted to create additional accommodation). The outbuilding benefits from its own entrance on a street behind the main house.

Additional features = Fully renovated (electricity, plumbing, roofs, :) + original period features preserved (marble fireplaces, stone staircase, cement tiles) + PVC double glazing + electric roller shutters + connected to mains drainage + central heating via heat pump + estimated amount of annual energy consumption for standard use: between 1340 Euros and 1850 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1004 Euros.

Price = 302.500 Euros (Perfect opportunity for creating some rental gites !)

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](https://georisques.gouv.fr)

Property Id : 78047

Property Size: 190 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: MB302500E

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace



---

## Común

|                            |        |
|----------------------------|--------|
| Dormitorios:               | 4      |
| Baños:                     | 2      |
| Pies cuadrados terminados: | 190 m2 |

## Utility details

|          |    |
|----------|----|
| Heating: | Sí |
|----------|----|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.016.586 |
|-----------|-------------|

