



## Charming Villa With 180 M2 Of Living Space Offering A Main House And An Independent Gite On A Landscaped Plot Of 2360 M2 With Beautiful Views.



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 406,644.23

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Badens
Código postal:	11800
Publicado:	27/01/2026

### Descripción:

Charming and picturesque Minervois village with several restaurants, cafe, bakery, supermarket: located 25 minutes from Carcassonne (with its magnificent medieval city), its airport and 1h10 from the beaches !

Charming villa (built in 2000) set in a very pleasant environment, with a total living area of 180 m2 offering a main house of 122 m2 and a fully independent gite of 58 m2. The main house consists of 3 bedrooms, 2 bathrooms, a living room, and a fully equipped open-plan kitchen opening onto a dining area. The gite is fully independent and highly functional, offering a living area with open-plan kitchen, as well as one master bedroom with its en-suite shower room ! Ideal for seasonal rentals ! Additionally, there is a garage, a cellar and a large storage room.

All set on a landscaped plot of 2360 m2 overlooking the valley, with beautiful surrounding views and an above-ground swimming pool ! Nature, views, and tranquillity !



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Ground = Garage of 25 m<sup>2</sup> with electric door + large 26 m<sup>2</sup> room with cupboards + cellar of 10 m<sup>2</sup>.

Main house (122 m<sup>2</sup>)

1st = Hallway of 5.15 m<sup>2</sup> (cupboards) + WC of 1.03 m<sup>2</sup> + living room of 12.94 m<sup>2</sup> + fully equipped open-plan kitchen (bright, with large sliding glass doors opening onto the terrace, comprising worktop with sink, integrated dishwasher, induction hob, electric oven, extractor hood, fridge, cupboards) + hallway of 6.27 m<sup>2</sup> + bedroom of 11.56 m<sup>2</sup> (built-in wardrobes) + bedroom of 13.04 m<sup>2</sup> (wardrobes) + en-suite shower room of 3.09 m<sup>2</sup> communicating with another bedroom (vanity unit, shower) + bedroom of 14.13 m<sup>2</sup> (access to shower room) + bathroom of 7.46 m<sup>2</sup> (bathtub, vanity unit, cupboard, towel dryer).

Fully independent gite (58 m<sup>2</sup>)

Living area of 34 m<sup>2</sup> with fully equipped open-plan kitchen (bar, double sink, washing machine, dishwasher, ceramic hob, extractor hood, fridge, microwave), plus a lounge/dining area + a large master suite with a bedroom of 18.57 m<sup>2</sup> and its en-suite shower room of 5.43 m<sup>2</sup>, fully tiled (walk-in shower, WC, vanity unit).

Exterior = A pleasant landscaped terraced plot of 2360 m<sup>2</sup> overlooking the village + a large driveway accommodating several vehicles + a wooden above-ground swimming pool (1.30 m depth) + automatic irrigation system + beautiful views + covered terrace at the front of the house.

Additional features = Tiled floors + double glazing + electric roller shutters + underfloor central heating (ground floor and first floor) with heat pump + 8 photovoltaic solar panels (covering almost all electricity bills) + annual property tax of 2600 Euros.

Price = 345.600 Euros (Ideal for seasonal rentals !)

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 : 79259

Property Size: 180 m<sup>2</sup>

Property Lot Size: 2,360 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: CB345600E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage



Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

### Común

Dormitorios:	4
Baños:	3
Pies cuadrados terminados:	180 m2
Tamaño del lote:	2360 m2

### Utility details

Heating:	Sí
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.166.993
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