



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



Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	https://realestateoccitane.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 355,977.75

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Quarante
Irányítószám:	34310
Feladta:	2025. 12. 10.
Leírás:	

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 m2 (marble fireplace, central island, electric oven,



microwave, gas hob, extractor fan and French door opening onto the patio) + pleasant 24 m² patio + corridor of 10.77 m² (beautiful original stone staircase) + spacious 15 m² laundry room (sink, working plan and door providing access to the garage and patio) + large 88 m² garage with concrete flooring.

1st = Large landing of 15 m² + 25 m² master suite comprising a bedroom and en-suite shower room (shower, vanity unit, towel dryer, WC) + bedroom of 20.77 m² + bedroom of 15.10 m² with balcony + bedroom of 17.42 m² + bathroom of 5 m² (bathtub, vanity unit, towel dryer, WC).

2nd = Large 84 m² loft (finishing required : flooring and painting) + 24 m² terrace.

Outbuilding = 88 m² 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 Georisks website: georisques.gouv.fr

Property Id : 78047

Property Size: 190 m²

Bedrooms: 4

Bathrooms: 2

Reference: MB302500E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace



Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	190 nm

Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.016.586
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