



Detached Villa in A lovely Location



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	https://clefrance.co.uk

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 286,316.16

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Laure-Minervois
Irányítószám:	11800
Feladta:	2026. 04. 20.
Leírás:	

In a charming village in the Minervois region, 20 minutes from Carcassonne, discover this beautiful 95 sq m villa with its enclosed 511 sq m garden, offering a peaceful and privileged living environment with direct access to nature.

All on one level, this bright house comprises four lovely bedrooms, ideal for accommodating family and friends, as well as two bathrooms with toilets, combining comfort and practicality for everyday living.

You will be captivated by its generous outdoor spaces, including several perfectly oriented terraces offering unobstructed views of a preserved natural environment.

The property also includes outbuildings, including a cellar and a laundry room on one side and a carport on the other, providing additional storage and functionality.

For added comfort, the villa is equipped with double glazing, wooden shutters, and a wood-burning stove, perfect for creating a warm atmosphere in every season.

A rare find, combining tranquility, comfort, and quality of life, perfect for nature lovers seeking an



idyllic setting.

Don't delay, come and see it!

Features & Specifications:

Living area (m2): 95 m2

Land area: 515 m2

Carrez Law area (m2): 95 m2

Number of bedrooms: 4

Number of rooms: 5

Number of bathrooms: 2

Kitchen: Separate

Kitchen type: Equipped

Heating system: Electric

Heating type: Radiator

Heating system: Individual

Year of construction: 1995

Swimming pool possible: Yes

Financial Information:

Annual property tax: €1,170

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are



around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Gyakori

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	515 nm

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.388.814

