



## Single Storey Villa With 115 M2 Of Living Space Offering 3 Bedrooms And Garage On A Landscaped Plot Of 1200 M2 In A Peaceful Setting With Beautiful Views.



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 404,853.39

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Argeliers
Cap:	11120
Pubblicato:	30/03/2026

### Descrizione:

Charming Minervois village with river passing through, bakery, cafe, restaurant, pharmacy: located 10 minutes from Argeliers, 30 minutes from Narbonne and 45 minutes from the beaches !

Single storey villa built in 1995, offering a living area of 115 m<sup>2</sup>, comprising 3 bedrooms, a bathroom, a living area with fully equipped open-plan kitchen, a utility/laundry room as well as a garage, all set on a pleasant landscaped plot of 1200 m<sup>2</sup>, in a quiet and peaceful setting, with beautiful surrounding views over the valley and at only 5 minutes walk from the river !

Ground = Hallway of 15 m<sup>2</sup> + bedroom of 12.67 m<sup>2</sup> + bathroom of 6 m<sup>2</sup> (cupboard, vanity unit, bathtub) + bedroom of 11.75 m<sup>2</sup> with cupboard + WC of 1.94 m<sup>2</sup> with hand basin + bedroom of 12.10 m<sup>2</sup> with cupboard + living area of 53 m<sup>2</sup> with French doors opening onto the garden, fireplace insert and fully equipped open-plan kitchen (wall and base units, electric oven, electric hob, double sink) + utility/laundry room of 3.88 m<sup>2</sup> + garage of 17.19 m<sup>2</sup> with door to garden and main garage door.



Exterior = Pleasant landscaped plot of 1200 m2 with olive trees and pine trees + solid garden shed at the rear of the plot + terrace at the front of the house of approximately 20 m2 + possible to install a pool.

Additional features = Traditional construction (1995) + tiled flooring + double glazing + wooden shutters + fireplace insert + electric heating + water softener + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1726 Euros and 2336 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions).

Price = 345.000 Euros (Charming !)

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 : 82120

Property Size: 115 m2

Property Lot Size: 1,200 m2

Bedrooms: 3

Bathrooms: 1

Reference: BA345000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Comune

Camere da letto: 3

Bagni: 1

Finito piedi quadrati: 115 mq

Dimensione del lotto: 1200 mq

## Utility details

Heating: Sì

## Lease terms

Date Available:



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**Contact information**

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