



A Very Pretty Stone House With 110 M2 Of Living Space, A 50 M2 Terrace And Views.



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 201,474.29

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Minerve
Postcode:	34210
Geplaatst:	24-07-2026
Omschrijving:	

A charming village renowned for its wine, with a restaurant, grocery shop, chemist's, tobacconist and newsagent, 35 minutes from Beziers, 25 minutes from Narbonne, 45 minutes from Beziers Airport and 40 minutes from Carcassonne, 10 minutes from Capestang and 40 minutes from the beaches.

This superb stone house has retained its character whilst benefiting from a high-quality, comprehensive renovation. You'll be immediately charmed by its magnificent, light-filled living area of nearly 50 m², as well as its brand-new kitchen, which opens onto a spacious 50 m² terrace offering a lovely unobstructed view of the vineyards. Set in the heart of a charming village renowned for the quality of its wines, this house, with 110 m² of living space and one bedroom (with the option of additional sleeping space in the 50 m² living area), makes an ideal holiday home, a first property purchase or the perfect nest for a young couple. All that's left to do is move in!

Ground = Entrance hall leading to a 50 m² living room + a 43.8 m² pantry + a 5.8 m² toilet with washbasin and washing machine connection (potential to install a shower).

1st = 19.6 m² fitted kitchen (hob, built-in units, fridge, sink) opening onto a 50 m² terrace with built-in barbecue and views.



2nd = 3 m2 hallway + 9 m2 shower room (2 washbasins, walk-in shower, WC) + 11.3 m2 bedroom with fitted wardrobe and ceiling fan.

Miscellaneous = Reversible air conditioning in the bedroom + electric underfloor heating on the ground floor and first floor + property tax of 737 Euros + estimated amount of annual energy consumption for standard use: between 1200 Euros and 1690 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + superb renovation.

Price = 175.000 Euros (Very 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

Property Id : 89244

Property Size: 110 m2

Bedrooms: 1

Bathrooms: 1

Reference: LM175000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Algemeen

Slaapkamers: 1

Badkamers: 1

Afgewerkte vierkante meter: 110 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Lease terms

Date Available:



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

Contact information

IMLIX ID:

IX8.740.941

