



Charming Villa includes Main House and Guest Gite



Agent Info

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Listing details

Property for:	Sale
Price:	USD 406,644.23

Location

Country:	France
State/Region/Province:	Occitanie
City:	Badens
ZIP code:	11800
Posted:	Feb 10, 2026

Description:

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.

- Location: 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.
- Ground: Garage of 25 m2 with electric door, large 26 m2 room with cupboards, cellar of 10 m2.
- Main house (122 m2):
- 1st floor: Hallway of 5.15 m2 (cupboards), WC of 1.03 m2, living room of 12.94 m2, 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 m², bedroom of 11.56 m² (built-in wardrobes), bedroom of 13.04 m² (wardrobes), en-suite shower room of 3.09 m² communicating with another bedroom (vanity unit, shower), bedroom of 14.13 m² (access to shower room), bathroom of 7.46 m² (bathtub, vanity unit, cupboard, towel dryer).

- Fully independent gite (58 m²):

Living area of 34 m² 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 m² and its en-suite shower room of 5.43 m², fully tiled (walk-in shower, WC, vanity unit).

- Exterior: A pleasant landscaped terraced plot of 2360 m² 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.

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.

Other Features

Property Size: 180 m²

Property Lot Size: 2,360 m²

Bedrooms: 4

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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

Common

Bedrooms:	4
Bathrooms:	3
Lot Size:	2360 sq m

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:

IX8.167.191

