



## 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.



### Agent Info

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### Listing details

Property for: Sale  
 Price: USD 370,200.99

### Location

Country: France  
 State/Region/Province: Occitanie  
 ZIP code: 11120  
 Posted: May 21, 2026

### Description:

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 m2, 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 m2, 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 m2 + bedroom of 12.67 m2 + bathroom of 6 m2 (cupboard, vanity unit, bathtub) + bedroom of 11.75 m2 with cupboard + WC of 1.94 m2 with hand basin + bedroom of 12.10 m2 with cupboard + living area of 53 m2 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 m2 + garage of 17.19 m2 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 m<sup>2</sup> + 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 = 320.000 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 : 85125

Property Size: 115 m<sup>2</sup>

Property Lot Size: 1,200 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: BA345000EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Common

Bedrooms: 3

Bathrooms: 1

Finished sq. ft.: 115 sq m

Lot Size: 1200 sq m

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information



IMLIX

IMLIX Real Estate Marketplace  
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IX8.506.029

