



## Detached Villa in Landscaped Garden with Garage



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 404,853.39

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Argeliers
CEP:	11120
Adicionado:	06/04/2026

#### Informação adicional:

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.

- Location: 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.

- Ground floor: 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 m<sup>2</sup> 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>.



- Additional features: Traditional construction (1995), tiled flooring, double glazing, wooden shutters, fireplace insert, electric heating, water softener, connected to mains drainage.

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.

#### Other Features

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

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

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

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, Ariège, Tarn and Hérault 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.



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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](http://www.clefrance.co.uk)

### **Comum**

Quartos de dormir:	3
Banheiro:	1
Tamanho do lote:	1200 m <sup>2</sup>

### **Utility details**

Heating:	Sim
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX8.337.695
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