



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



Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	https://realestateoccitane.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 201,474.29

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Minerve
Почтовый индекс:	34210
Добавлено:	24.07.2026
Описание:	

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 Capetang 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

Общие

Спальни: 1

Ванные комнаты: 1

Готовые кв.м.: 110 кв м

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: да

Lease terms

Date Available:



IMLIX

IMLIX Рынок недвижимости
<https://www.imlix.com/ru/>

Contact information

IMLIX ID:

IX8.740.941

