

Romantic French storybook house in the quaint medieval village of Caunes Minervois in the south of France

EXCLUSIVE



INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	16 m2

IN BRIEF

Located in the heart of the highly sought-after village of Caunes Minervois in the South of France, you'll find this beautifully romantic Medieval character property. This charming & adorable home comes fully furnished and features two bedrooms and a sun-drenched terrace, perfect for outdoor entertaining. All the furniture and decorations are included, so what you see is what you get, making it a wonderful lock-up-and leave home, or if you wish to rent it as a B&B to earn a passive income.

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 413 EUR

NOTES

DESCRIPTION

On the ground floor of this cute home, you'll find a large entrance way leading to the WC area with a sink. There is a spacious kitchen with the necessary amenities and a gorgeous staircase leading to the first floor.

On the first floor you'll be enticed by the first bedroom featuring beautiful hardwood floors rustic wooden beams, and plenty of sunlight.

There is also a second bedroom/study with a single bed that features a second mattress ideal for short stays for an additional person.

Also on this floor, you'll find the shower room, perfect for everyday use.

Heading to the top floor, you'll be awe-inspired by the spacious living space featuring stone walls, rustic wooden beams, and lovely hardwood floors. This stunning living space leads to the property's sun terrace where you'll spend your afternoons enjoying rosé with your favourite novel under the French sun.

Whether you are looking for a full-time residence, a lock up and leave, or an investment property for a B&B, this charming house is move-in ready and perfectly priced.

Caunes Minervois is a lovely village which produces its very own crimson and white veined marble and is famous for its abbey, little mediaeval streets. It has masses of shops, cafés, restaurants, bank, pharmacy... It's only 22 km from Carcassonne, 64 km from Béziers, 47km from Narbonne. It's about an hour from the Mediterranean, (65 km) and an hour...