

A Dream house for those who dream of the South of France

EXCLUSIVE



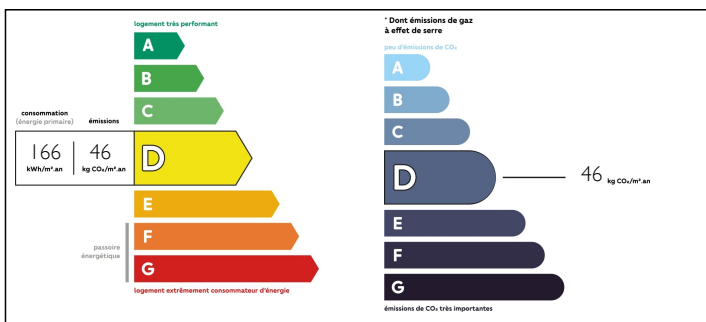
## INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	45 m2

## IN BRIEF

With five bedrooms, three bathrooms, two large living areas, a terrace and a very spacious garage this is truly a dream house for those who dream of living in the south of France.

## 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: 2485 EUR

## NOTES

## DESCRIPTION

This is a very special stone period house of approximately 185m<sup>2</sup> of habitable space, lovingly renovated and restored whilst keeping all its original charm. Full of light and air and yet cool in the heat of summer. Ideal as family home, holiday home, or even as a Chambre D'hôte, especially with its private and charming two bedroom apartment with private sun drenched terrace on the top floor.

On the banks of the river Cesse right opposite some of the best river swimming in the region in one of the most sought after villages of all. Who could ask for more?!

Ground Floor:

Living/Kitchen - 41m<sup>2</sup>

Hallway - 3m<sup>2</sup>

Storage - 1.5m<sup>2</sup> (former WC)

Garage

1st Floor:

Master Bedroom - 30m<sup>2</sup> with a 10m<sup>2</sup> en-suite bathroom

Bedroom 2 - 15m<sup>2</sup> with a large storage closet

Bedroom 3 - 15m<sup>2</sup> with a large storage closet

Family Bathroom - 3.8m<sup>2</sup>

WC - 1.5m<sup>2</sup>

Walk-in area - 3.6m<sup>2</sup> with storage

Corridor - 10.5m<sup>2</sup> with a window

2nd Floor: (private apartment with South facing terrace)

Living/Kitchen - 25m<sup>2</sup>

Bedroom 1 - 17m<sup>2</sup> including cupboards

Bedroom 2 - 12m<sup>2</sup> including cupboards

Bathroom - 2.5m<sup>2</sup>

WC - 1m<sup>2</sup>

Terrace - 40m<sup>2</sup> with a retractable awning

General:

Outdoor Parking - 2 spaces

Front Terrace - 8m<sup>2</sup>

Heating - oil radiators and a wood-burning stove