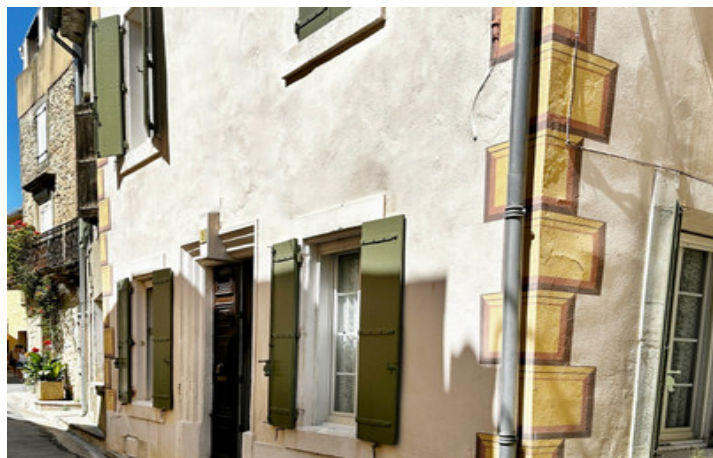


4-bedroom house with outdoor space and outbuilding in a sought-after Minervois village.



## INFORMATION

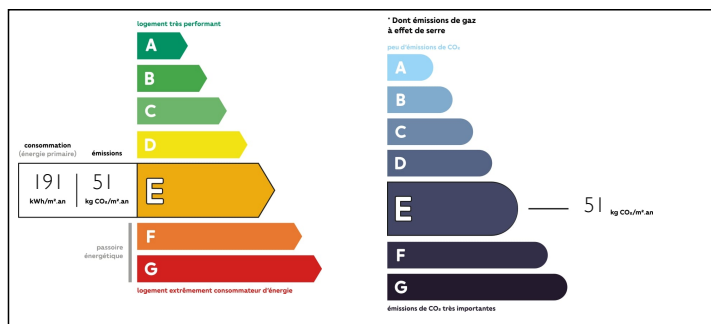
Town:	Bize-Minervois
Department:	Aude
Bed:	4
Bath:	1
Floor:	146 m2
Plot Size:	70 m2



## IN BRIEF

Village house offering around 146m2 of habitable space with 4 bedrooms, a shower room, 2 wc, an outside area and a shed of around 70m2 and two convertible attics. It is situated in the heart of one of the most sought-after villages in the Minervois region.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

Formerly part of the local château, this property comprises a 3-storey house with a partially finished attic, a large coach house with 2 upper floors, one of which is partially finished and integrated into the living space of the house, and a large, very atmospheric inner courtyard. Immediately habitable, this property offers interesting future development potential to accommodate a large family or a bed and breakfast project. For example, the beautifully proportioned coach house with its high ceilings could easily be converted into a magnificent loggia to accommodate a summer kitchen and summer lounge or a dream workshop.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 980 EUR

## NOTES