

Beautiful character village property five bedrooms, three reception rooms roof terrace, pool and courtyard.

EXCLUSIVE

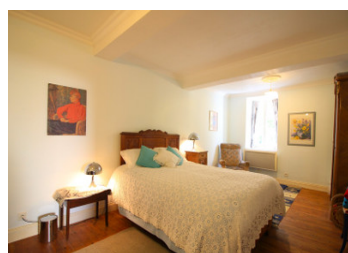
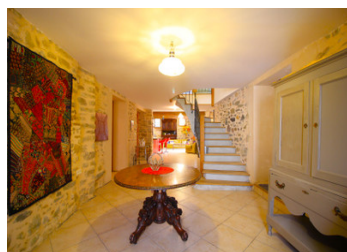


INFORMATION

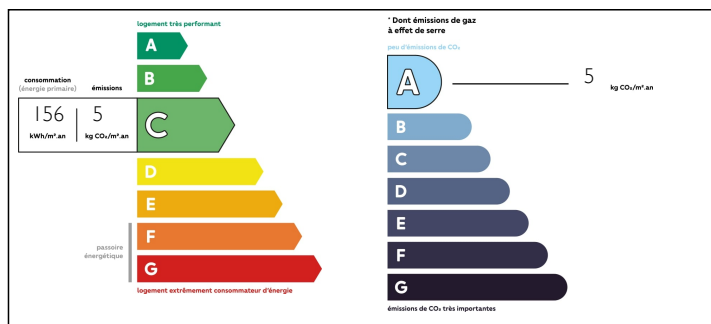
Town:	Peyriac-Minervois
Department:	Aude
Bed:	5
Bath:	3
Floor:	255 m2
Plot Size:	70 m2

IN BRIEF

Nestled in the charming village of Peyriac Minervois, this character-rich property offers a spacious and elegant living experience 255m2 , completely renovated about 10 years ago. The grand entrance leads to a sleek kitchen and a bright living area with access to a private courtyard of 70m2 featuring a tiled pool and covered terrace. Upstairs, three double bedrooms, a family bathroom, and an ensuite shower room await, along with a lounge area overlooking the courtyard. On the second floor, a second lounge, a very spacious master bedroom (42m2), a bedroom with a roof terrace, and a well-appointed bathroom complete the space. Outside, a private courtyard, a covered terrace, and sunken tiled pool provide ample opportunities for outdoor relaxation. This is your chance to own a unique blend of modern comfort and historic charm in the heart of Peyriac Minervois. Don't miss out on this exceptional property....

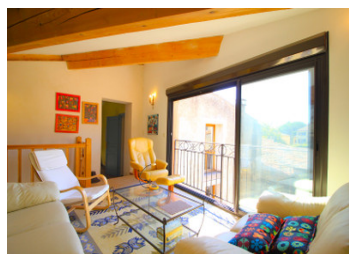


ENERGY - DPE



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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: 3063 EUR

NOTES

DESCRIPTION

The property is in excellent condition and offers several noteworthy features, including underfloor heating, double-glazed windows in most areas, and a contemporary kitchen equipped with built-in appliances.

Approximate measurements for the property are as follows:

Entrance hallway: 30.91 square meters
 Kitchen: 41.58 square meters
 Utility/boiler room: 5.72 square meters
 Bathroom: 7 square meters
 On the first floor:

Hallway: 16 square meters
 Bedroom 1: 13.61 square meters
 Bedroom 2: 19.65 square meters
 Shower/bathroom: 6.43 square meters
 Bedroom 3: 15.11 square meters
 Shower room: 5.78 square meters
 Lounge area : 16.06 square meters
 On the second floor:

Master bedroom: 42 square meters
 Bedroom: 19.78 square meters
 Bathroom: 8.72 square meters (with a reduced ceiling height)
 Terrace: 13.73 square meters
 Exterior features include
 a walled courtyard with outside lighting
 tiled swimming pool, 4m x 3m and a covered terrace.

Peyriac Minervois is a charming village with amenities such as a bakery, butcher shop, restaurant, a newly established supermarket, and a swimming pool complex, all within walking distance. Additionally, it is conveniently located, with Carcassonne just 24 kilometers away, Narbonne at 42 kilometers, and Mediterranean beaches accessible within 60 kilometers.