

Step into Timeless Elegance: Your Quaint Historic Haven + Garden in Caunes Minervois in the South of France



INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	71 m2



IN BRIEF

Discover an exquisite retreat in the heart of Caunes Minervois, a quaint village in the sun-soaked south of France. This unique property, spanning two stories, unfolds as a captivating narrative of historic elegance. The ground floor invites you into a cozy living space and dining area, as well as a bathroom, all complemented by a well-appointed kitchen overlooking a charming courtyard. Ascend the stairs to find a spacious bedroom with breathtaking views, an adaptable office, and the potential for an additional bathroom. Embrace the allure of this haven, complete with a secret garden around the corner, offering a seamless blend of history and modernity. Nestled in a vibrant community with seven restaurants, a café, and local conveniences, this home is a testament to the French dream, where each room is a chapter in a story of timeless living.

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.



LOCAL TAXES

Taxe foncière: 1159 EUR

Taxe habitation: 820 EUR

NOTES

DESCRIPTION

Nestled within the cobblestone embrace of the charming village of Caunes Minervois, this two-story gem exudes the essence of French living at its finest. A symphony of history and comfort, this property invites you to step into a world where every stone whispers tales of the past. Whether you are looking for a lock-up-and-leave property or a full-time residence, this is the perfect home for you!

Ground Floor Charm: As you cross the threshold, be greeted by a warm living room and a dining area, adorned with rustic charm. Original stone walls cradle memories of centuries gone by, while sunlight dances through vintage windows, casting a golden glow on the tile floors. A culinary haven awaits in the cosy kitchen, overlooking a small courtyard where dreams of al fresco dining and lazy afternoons come to life. There is also a spacious bathroom with an Italian style shower on the ground floor.

The courtyard, a hidden sanctuary, cradles the promise of versatile possibilities. A canvas for creativity, envision an artist's studio or a tranquil space for morning coffee. The whisper of potential echoes as stairs ascend to this artistic haven, once a humble bedroom with a single bed. Break through the walls to unveil a secret passage leading directly to a non-attached garden, a lush escape just around the corner.

Ascending to Elegance: The journey continues to the upper realms, where a spacious landing and a versatile office, formerly a bedroom, beckon. A hidden treasure awaits...