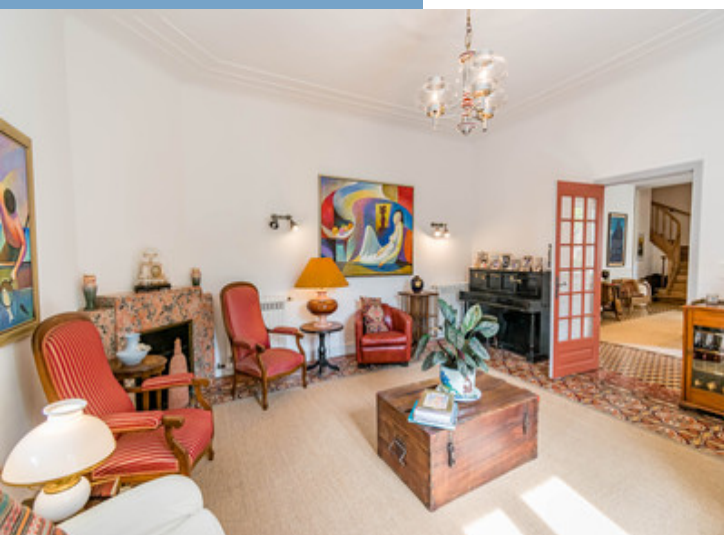
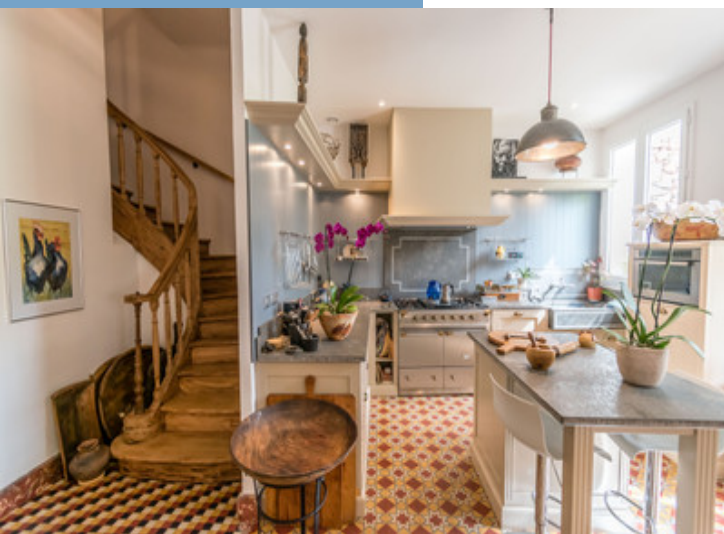




SPECTACULAR MAISON BOURGEOISE LOCATED IN THE HEART OF CAUNES MINERVOIS IN THE SOUTH OF FRANCE

SPECTACULAR MAISON
BOURGEOISE LOCATED IN
THE HEART OF CAUNES
MINERVOIS IN THE SOUTH
OF FRANCE ...



PROPERTY FACT FILE	
REFERENCE	A15950
PRICE	€ 476,000 £ 409,598* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	231 m ²
LAND	530 m ²
TOWN	Caunes-Minervois
DEPARTMENT	Aude
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Garden
- Large Garage
- Central heating
- Walking distance to amenities
- Double Glazing

SPECTACULAR MAISON
BOURGEOISE LOCATED
IN THE HEART OF
CAUNES MINERVOIS IN
THE SOUTH OF FRANCE

...

Ref : A15950

An outstanding opportunity to own this stylish, upscale, character house and a delightful private garden in the sunny sought-after village of Caunes- Minervois.

Upon entering this awe-inspiring home, you'll be impressed by the

DESCRIPTIF

Ascending the magnificent wooden staircase to the first floor you come to the enormous hallway with dazzling hardwood floors. To your left there is an elegant 30m² master bedroom with gorgeous closets and a view of the garden.

There is also a 10m² walk-in closet perfect for the fashionista's out there.

You'll also find a must-see, pristine bathroom with an Italian-style shower and a bathtub, plus another WC for convenience.

There is another mammoth-sized living space on this floor (30m²) that could also be used as another bedroom if needed. It features beamed wooden ceilings and a skylight for plenty of sunshine or stargazing at night.

There are 2 more gorgeous bedrooms on this floor, both 14m² and professionally decorated with exotic wooden armoires and cosy beds.

There is a second bathroom on this floor as well as another WC with a sink.

This well-loved property is a must-see for anyone looking for a family home, or the possibility of creating a B&B in the heart of a dynamic village in the South of France.

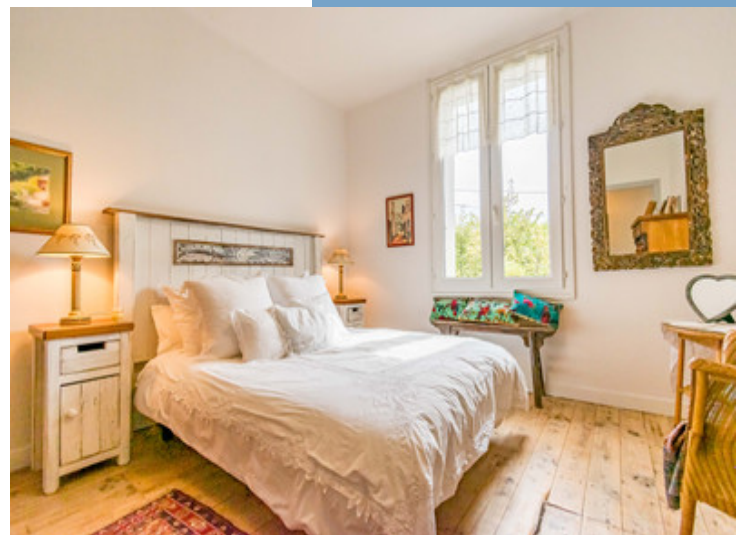
The majority of the furniture can be negotiated.

Caunes Minervois is a lovely village which produces its very own crimson and white veined marble and is famous for its little mediaeval streets and Renaissance houses. It has masses of shops, cafés, a "college", financial institution, and 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 a

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15950>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

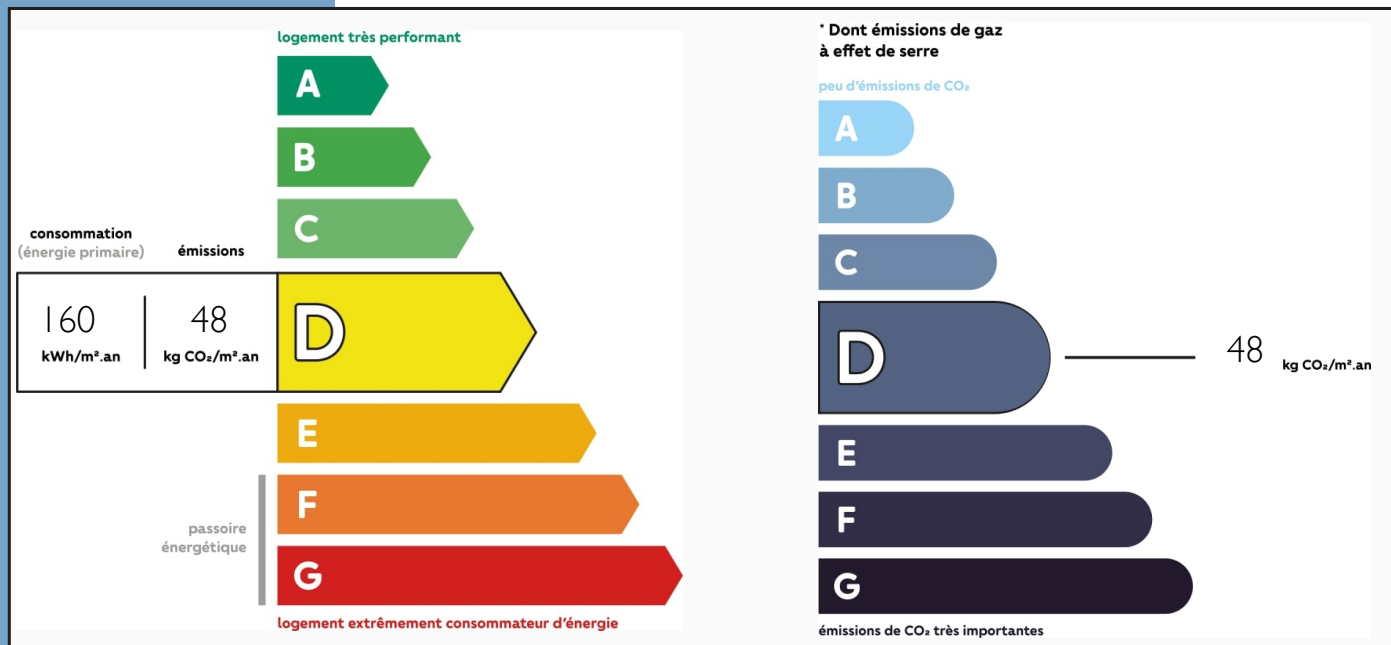
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SPECTACULAR MAISON
BOURGEOISE LOCATED IN
THE HEART OF CAUNES
MINERVOIS IN THE SOUTH OF
FRANCE ...

Ref : AI5950

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI5950
FILE COMPLETE
AND PHOTOS
ON REQUEST

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