

## Captivating 3-Storey Gem with Garden, Garage & 3 Bedrooms in the Heart of Villeneuve Minervois South of France

EXCLUSIVE



## INFORMATION

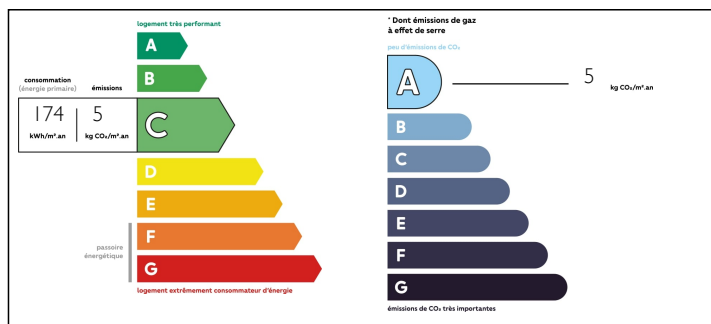
Town:	Villeneuve-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	139 m2
Plot Size:	60 m2

## IN BRIEF

Situated in the vibrant and sought-after village of Villeneuve Minervois, boasting 1050 residents and surrounded by picturesque vineyards and olive groves, this charming property serves as an ideal permanent residence or a convenient lock-up-and-leave for your holiday retreat. The enchanting courtyard, nestled in a quiet impasse in the heart of the village, captivates visitors and provides a perfect setting for afternoon apéros with friends.



## 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: 1650 EUR**

## NOTES

## DESCRIPTION

After entering the courtyard (60m<sup>2</sup>), there is a storage shed for convenience to the right under a pergola that is also great for shade in the summer months.

To the left, there is a remise for a larger amount of storage space. There are 2 levels of 13.5m<sup>2</sup> each for a total of 27m<sup>2</sup> of space. There is also a door that leads to the street.

The house's entrance, accessed through the courtyard, leads you into a spacious living room, dining room, and kitchen area totaling about 40m<sup>2</sup>. There is plenty of natural light, gorgeous painted wooden beams, and a wood-burning stove for heating in the winter months.

The beautiful tile flooring is easy to maintain and has an intemporal style.

Also on this floor there is a WC (1.5m<sup>2</sup>) and a laundry room (5.8m<sup>2</sup>).

Ascending the gorgeous staircase with terracotta tiles, you'll be invited to the first of 3 bedrooms to the right. This bedroom is quite spacious (18m<sup>2</sup>) and features 2 beds and parquet flooring.

Across the hallway from this bedroom you'll find a shower room (4.1m<sup>2</sup>) with a sink and toilet.

Moving on, you'll then discover a convenient dressing room (12m<sup>2</sup>) with an excellent amount of storage space for your belongings. This dressing room leads to the second bedroom (14m<sup>2</sup>) which is loaded with natural light and is beautifully decorated.

Heading to the top floor, there you'll be invited by the sitting room...