



Village House With Terrace + Garage,

11160, Caunes Minervois, Aude, Occitanie

€115,000

Ref: 1083CA

* Available * 3 Beds * 1 Bath * 95m2

In the medieval part of Caunes Minervois, renovated 2/3 bedroom character property with large garage and small private terrace. The attic could be converted into another room. The property is in move in condition!

- Close to shops and cafés
- Good walking Country
- Close to many river pursuits
- Golf courses
- Tennis in most Villages
- Horse riding and cycling
- Tourist area steeped in History
- Local Produce Markets
- Wine region
- Airports are not far away
- Motorways or good roads to property

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French Entrée 

Property Description

One enters into a small hall with a room to the left, currently used as exercise space. The garage is to the left (appr. 35 to 40m²) The first floor has the fitted and equipped kitchen, the lounge and dining area and the family shower room with WC. A big bedroom of appr.15m² is also on this level. It overlooks the small terrace. The next floor has a bedroom of appr. 12m² and a small office used as bedroom for a child. The spacious attic of appr. 44m² could be converted into additional living space including a bathroom. A big bonus are the garage and the small terrace.

Set in an ancient wine region, within an hour to the Mediterranean. Close to Carcassonne and well situated to the other cities of Narbonne, Béziers and Perpignan: also close to Airports, Motorway links and Railways. Tourism is the second industry of the region and is becoming increasingly popular for its ancient history and marvellous climate and its interesting vineyards. Phoenicians, Greeks, Romans and Cathars have all left their mark as did Louis XIV with the Canal du Midi. Such a region is good for the soul: fresh food, wine and sunshine.

