



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 299,000€

**Ensemble of 2 village properties
with income potential in a popular
touristic village in the Minervois**



Interesting village property situated in the centre of the village, offering a total of approximately 250m² of habitable space, comprising a well-proportioned 5 bedroom, 2 bathroom village house with plenty of original character and its own summer kitchen, al fresco dining area and terrace, (currently let out as a gite) and a light and airy modern barn conversion with 2 bedrooms, each with ensuite bathrooms, large terraces and its own courtyard garden and separate access through the garage. A charming ensemble with income potential.

Main House

Ground Floor:

Entrance hall of 3m²

Living room of 14.8m² with marble fireplace

Kitchen of 17.5m² with traditional upper and lower wooden units and door to summer kitchen

Corridor of 3m² with storage room and door to garage

Shower room of 3m² with shower cubicle, hand basin and WC

First Floor:

Original staircase to hall/landing of 13.3m²

Bedroom 1 of 10.6m²

Bedroom 2 of 12.3m²

Bedroom 3 of 14.7m²

Bedrooms 4 and 5 of 9.4m² each

2nd living room of 14.4m² with marble fireplace and door opening onto terrace

Bathroom of 5.3m² with shower, hand basin and bidet

Separate WC of 2m²

Exterior:

Summer kitchen of 9m²

Private al fresco dining area of 15m²

Terrace of 9m² overlooking courtyard garden



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Converted Barn

Ground Floor:

Open plan living room of 52m² with fitted kitchen (oven, hob, dishwasher and extract fan), pantry, office corner, sitting room with log burning stove and large sliding glass double doors onto terrace and garden
Cloakroom of 3m² with hand basin, WC and storage area

First Floor:

Wooden staircase onto landing of 2m²

Bedroom 1 of 17.8m² with ensuite bathroom of 7.3m² (shower cubicle, hand basin, WC) and sliding glass doors onto terrace

Bedroom 2 of 16m² with ensuite bathroom of 6.3m² (shower cubicle, hand basin, WC and storage cupboard) and sliding glass doors onto terrace

Exterior:

Beautiful secluded courtyard garden of 75m² with decked terrace

Timber terrace of 17m² running the length of the barn at first floor level

Garage of 36m²

General:

Electric heating in the main house

Reversible air-conditioning system and solar water heater in the barn conversion

Main house let for around 900€ per week in the high season

Tax fonciere of around 2083€ p.a

Location:

Bize Minervois - Lovely touristic village on the banks of the river Cesse with all commerce including restaurants, bar, café, bakeries, etc. - 15 minutes from Narbonne and motorways, 45 minutes from airports at Carcassonne, Beziers and Perpignan, and 35 minutes to beaches