



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 270,000€ (incl. agency fees payable by vendor)

Attractive villa with garden, pool and views in popular Minervois village



Attractive, well maintained villa, located in a quiet cul-de-sac, offering approximately 112m² of habitable space comprising 3/4 bedrooms and 2 bathrooms, with a secluded Mediterranean garden, pool, garage and outstanding views over the Minervois countryside.

The house which is on split levels, is set behind a mature hedge on a plot of around 750m². The entrance is on a raised level, opening onto several steps leading to a central hall. A luminous living room and dining room are off to one side of the hall, with double glazed doors onto a sunny terrace giving superb views of the countryside. The kitchen is to the other side of the hallway, as are a storage room and a shower room. A couple of steps from the hall takes one to the next level, where there are 3 bedrooms and a large family bathroom with bath and shower cubicle. The fourth bedroom/study is on the ground floor level, where there is also another utility room and a garage.

The delightful mature garden is well laid out with Mediterranean trees, plants and gravelled paths, one of which leads to the pool area, where there is an 8m x 4m pool and sun bathing terrace. There is also a sheltered terrace for outdoor dining with a brick built BBQ and pergola.

The house has been completely refurbished in the last 6 years, with new kitchen, shutters, windows, central heating boiler, etc., thus requiring no further works. This is a well-priced, well situated property that is ready to move into and enjoy immediately!

Ground Floor:

Hall – 2m²

Bedroom 4 – 7.2m²

Utility room – 9.2m²

Garage – 23m²

First Floor:

Hall – 8m²

Living room – 21.6m²

Dining room – 11.6m²

Kitchen – 12.6m²

Storage room – 4.7m²



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2nd Floor:

Bedroom 1 – 11.6m²

Bedroom 2 – 14.4m²

Bedroom 3 – 9.5m²

Bathroom -7m²

Hall – 2.6m²

General:

Gas fired central heating

Reversible air-conditioning

Fireplace with insert in living room

Insulated shutters

Mains drainage

Smoke alarm

Tax Foncière approx. 1352€p.a

Location:

Pepieux - Pretty village in the Minervois with all commerce, including a restaurant/bar, supermarket and bakery, 5 minutes from Olonzac and from Lac Jouarres with beach and nautical activities, 30 minutes from Narbonne and Carcassonne, 45 minutes from Béziers and 50 minutes to beaches

All measurements are approximative