



Situated in a medieval village 20 minutes from Carcassonne, and its airport and 30 minutes from the sandy Mediterranean beaches this home offers you the opportunity to enjoy life in the south of France without the crowds or the expense of the Côte d'Azur.

**Town:** Caunes Minervois  
**Dept:** Aude  
**Plot size (m2):** 0  
**Habitable (m2):** 220  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Agent:** Anna Maria Sirinides

*anna@leggett.fr*

**13202SAM11.pdf**

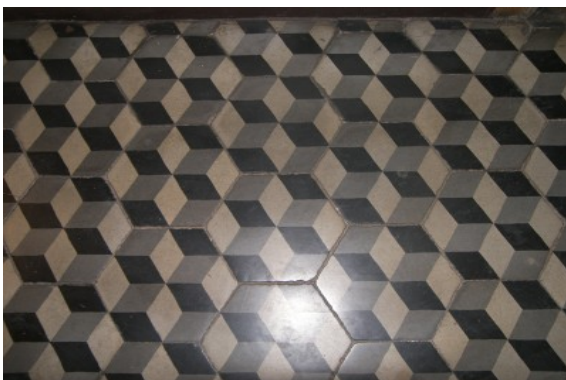
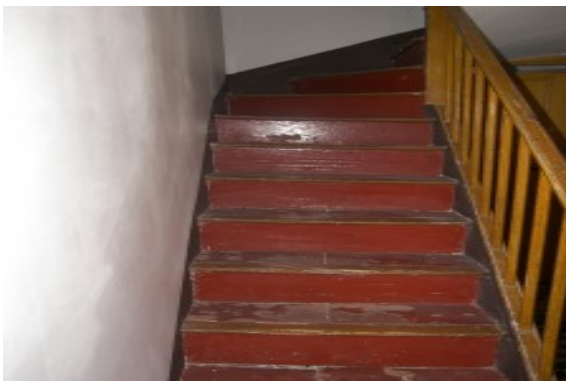
**€ 194 400**

At first sight of the beautiful stone built home, situated in the narrow cobblestone streets of this medieval village you can almost see the horse drawn carriages and the local merchants moving about their daily business.

Ahh, if stones could only speak and spill the secrets of a time gone by.

This home stands testimony to that era, and the current owners have restored it whilst keeping many of the original features of the home.

The electricity and plumbing have been redone, but the ancient tiles are still in tact; the original staircase has been spruced up and the attic has been converted. There are three nice sized bedrooms, a living room, dining room area and a separate kitchen, its large windows allowing plenty of light to filter in. There is a basement that can be accessed from the back of the house now being used as a garage with a utility/laundry room and a wine cave. The converted attic is on the second level and with a bit of imagination you can transform this area into a second kitchen and sitting area with the terrace offering you the opportunity to enjoy many lazy afternoons al fresco relaxing or entertaining. Priced to sell.



## Villeneuve Minervois

**14 Promenade des Fossés, 11160 Villeneuve Minervois**

**TEL: 08700 11 51 51 email: info@frenchestateagents.com**