LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

LARGE CHARACTER MAISON DE MAITRE VILLAGE PROPERTY WITH 7 BEDROOMS , CHARMING GARDENS AND OUTBUILDINGS

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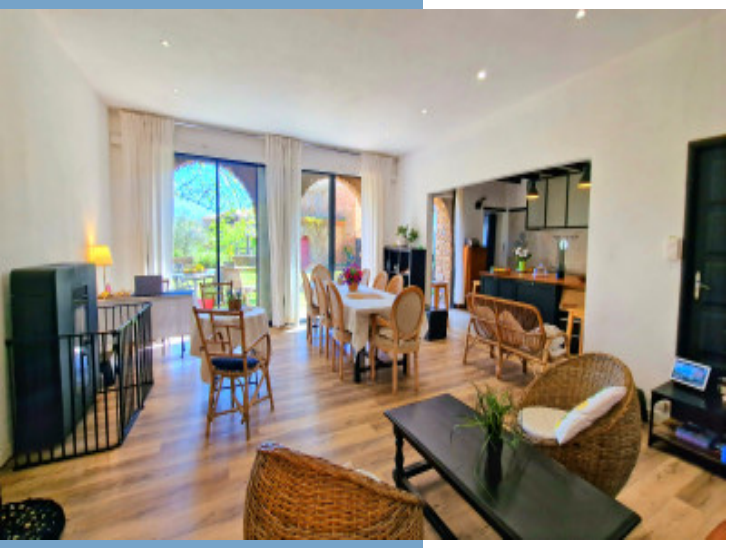

PROPERTY FACT FILE

REFERENCE	A44508CST11
PRICE	€ 450,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	430 m²
LAND	1055 m²
TOWN	Moux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable
FEATURES	Mains Drains, Garage, Private parking

*Price based on current exchange rate which is subject to change

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- Large character village property of 430m2
- Charming period features, orginal tiled floors
- 6 good sized bedrroms
- Private gardens and large outbuildings
- Well renovated in excellent condition

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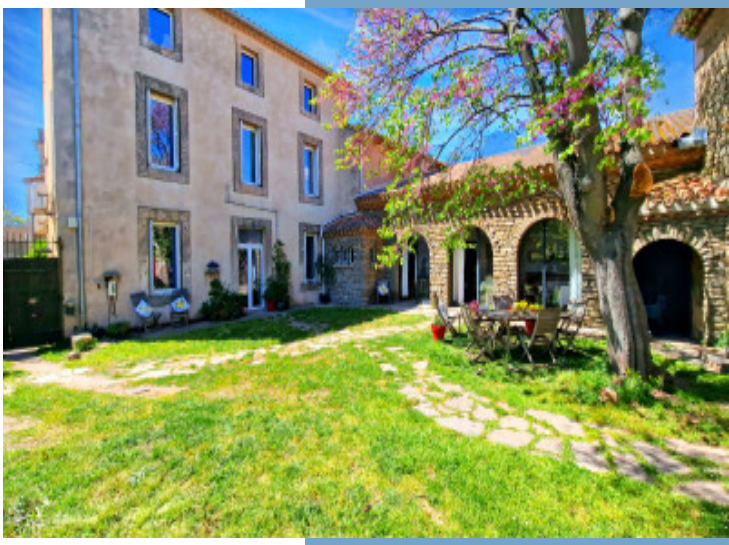
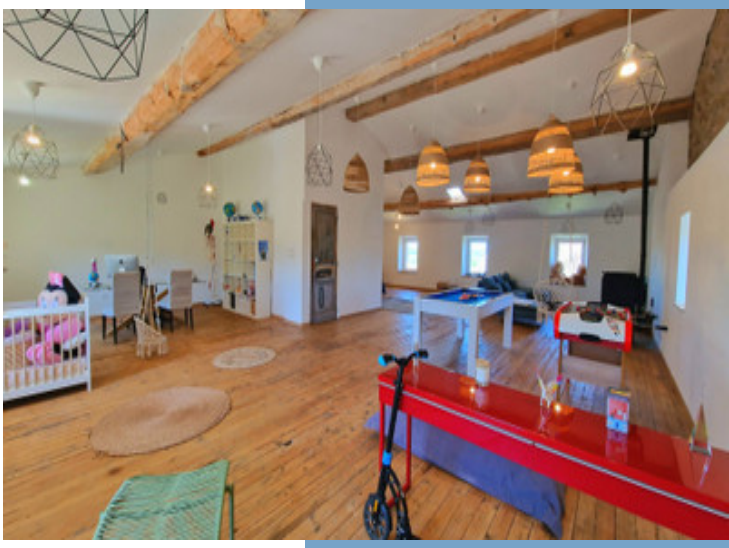
Impressive spacious character village home of 430m2 combines original character with modern comfort,traditional flooring, marble fireplaces, and an impressive entrance hall that sets the tone for the rest of the property.
The ground floor offers flexible living, with a bedroom and en-suite



DESCRIPTION

The property benefits from an excellent energy rating, featuring double glazing throughout, reversible air conditioning, and three wood pellet burners that provide an efficient and comfortable heating system.
It retains a wealth of period features, including a sweeping stone staircase, original tiled flooring, and elegant marble fireplaces, beautifully combining character with modern comfort.
Outside, the property sits on a generous total plot of 1,005 m², with charming private gardens. This includes a separate parcel constructible of 390 m² offering lovely views over the surrounding countryside—perfect for enjoying the peaceful setting.



Situated at the gateway to the Minervois, on the edge of the territory dominated by the Alaric mountains, the village of Moux offers an authentic and peaceful setting surrounded by vineyards and rolling countryside. Ideally positioned between Narbonne and Carcassonne, the village provides everyday amenities including a local grocery shop, restaurant, school, and essential services, all within a friendly community atmosphere. The region is renowned for its wine production and scenic landscapes, perfect for walking and cycling, while the Canal du Midi, major transport links, and the Mediterranean coast are all within easy reach. Moux is an ideal location for both a permanent residence or a tranquil holiday home.

Approximate measurements:

Ground floor (RDC):

Entrance corridor: 25.92 m²
Bedroom 1 (right): 20 m²
Bedroom 2: 20.31 m²
Bed...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44508CST11
COMPLETE FILE AND PHOTO ON REQUEST

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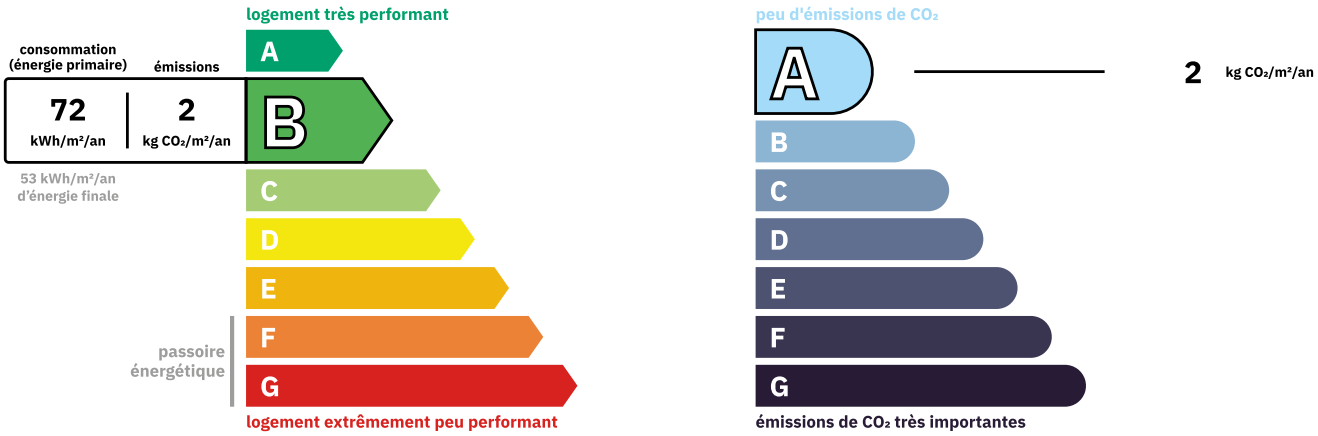
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1670 € and 2310€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44508CST11

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