

**480 000 €**

**Contact agency**

**Caroline Bleuze Immobilier**

11 Cours de la république

11200 Lezignan Corbieres

04 68 27 03 03 / [contact@cbleuze-immobilier.com](mailto:contact@cbleuze-immobilier.com)

**For sale bastide**

**3 rooms**

**Surface : 163 m²**

**Surface of the land : 695 m²**

**Year of construction : 1800...**

**Exposition : Sud est**

**View : DEGAJEE JARDIN ET ENVIRONS**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Automatic gate, CALM

4 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

4 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel



**Bastide 1343 Siran**

Caroline Bleuze Immobilier presents this superb stone house full of character nestled in the heart of the Minervois region, in a peaceful and unspoiled setting on a plot of 695 m². Its price is €480,000. Its living space is over 160 m² excluding outbuildings. Offering 5 bedrooms, including 2 under the eaves, and 3 bathrooms, this property exudes authentic family charm and serenity. You will be charmed by its beautifully restored half-timbered ground floor, its original stone walls, and its immense old-fashioned fireplace, ideal for sharing convivial moments with family or friends. Outside, you'll discover a summer kitchen under a traditional pergola and a large south-facing terrace. For leisure and relaxation, the recently built swimming pool, bordered by an elegant travertine slab, perfectly complements this warm living environment. The outbuildings enhance this rare property, ideal for a family project or a charming second home. Diagnostics are currently underway. For any additional information, contact Caroline Bleuze Immobilier at 0611561384 or by email at [contact@cbleuze-immobilier.com](mailto:contact@cbleuze-immobilier.com).

**Fees and charges :**

480 000 € fees included

