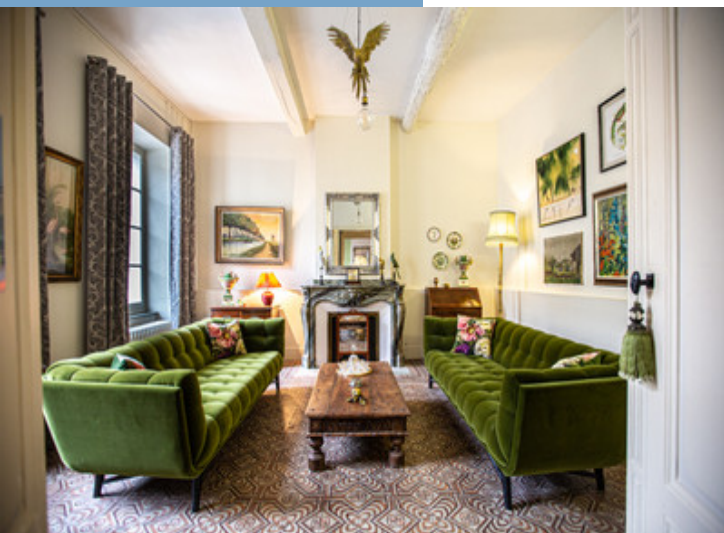
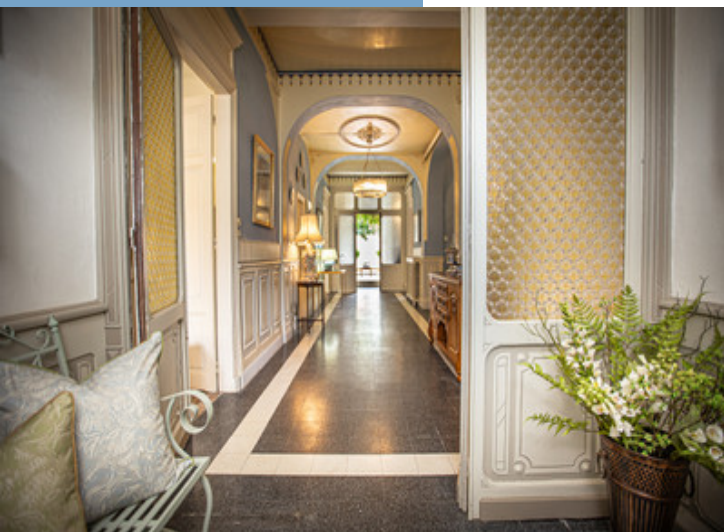




## TIMELESS ELEGANCE: HISTORIC 8 BEDROOM MAISON DE MAÎTRE IN RIEUX-MINERVOIS W/BUSINESS POTENTIAL SOUTHERN FRANCE



TIMELESS ELEGANCE:  
HISTORIC 8 BEDROOM  
MAISON DE MAÎTRE IN  
RIEUX-MINERVOIS  
W/BUSINESS POTENTIAL  
SOUT...



PROPERTY FACT FILE	
REFERENCE	A26892AGUI I
PRICE	€ 549,000 £ 472,442* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	480 m <sup>2</sup>
LAND	240 m <sup>2</sup>
TOWN	Rieux-Minervois
DEPARTMENT	Aude
LOCATION	0-2KM to amenities
TYPE	Maison de Maître, Gite
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage
*Price based on current exchange rate which is subject to change	





- Swimming Pool
- Garage
- Parking
- 8 Bedrooms
- 6 Bathrooms

TIMELESS ELEGANCE:  
HISTORIC 8 BEDROOM  
MAISON DE MAÎTRE IN  
RIEUX-MINERVOIS  
W/BUSINESS POTENTIAL  
SOUT...

Ref : A26892AGU I I

Discover the allure of a historic Maison de Maître in Rieux Minervois, Southern France. This three-story masterpiece, boasting elegant stone walls and preserved original features, invites you into a world of enchantment. With high ceilings, wooden beams, and a "Carreau de Ciment" floor, the property exudes historic charm. The sun-drenched

## DESCRIPTIF

Step into a world of enchantment as you enter this three-story Maison de Maître, a true masterpiece nestled in the historic charm of Rieux Minervois. This magnificent property, with its elegant stone walls, marble chimneys, and original features meticulously preserved, offers a rare opportunity to own a piece of Southern France's rich history.

### Maison de Maître Highlights:

**Historic Charm:** This Maison de Maître exudes an aura of historic charm with its high ceilings, wooden beams, and "Carreau de Ciment" geometric floor tiles. Each step resonates with the stories of the past, inviting you to step back in time and relish the character this property exudes.

### Sun-Drenched Garden:

The sun-kissed garden, spanning 240m<sup>2</sup>, is a breathtaking haven. Experience the magic of the Minervois wine region right at your doorstep. Immerse yourself in the tranquillity a perfect spot for intimate gatherings or moments of solitude with a swimming pool to cool off in on the hot summer days.

### Eight Intimate Bedrooms:

Discover the allure of eight intimate bedrooms, each meticulously decorated to create a space that is both fabulous and welcoming. The masterful design ensures a perfect blend of upscale living and the warmth of a welcoming home.

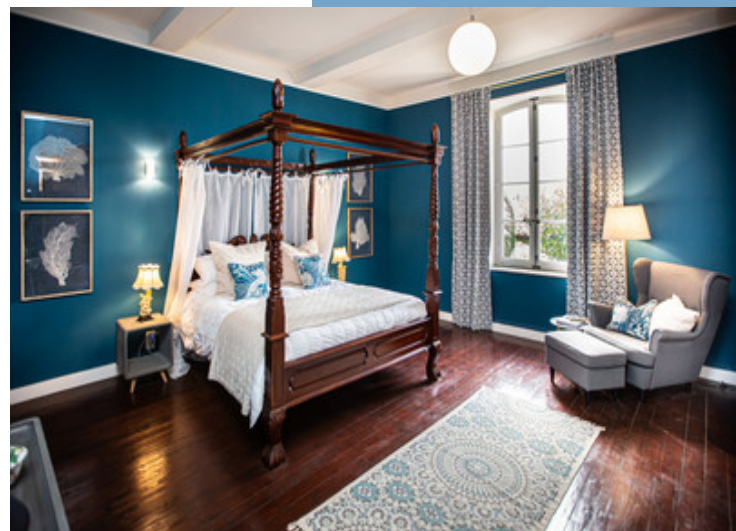
### Business Potential:

With its spacious layout, the property presents versatile business opportunities. Explore the potential of running your own Boutique hotel, Chambre d'Hôtes, or a charming Bed & Breakfast. The professionally decorated interior

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26892AGU I I>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

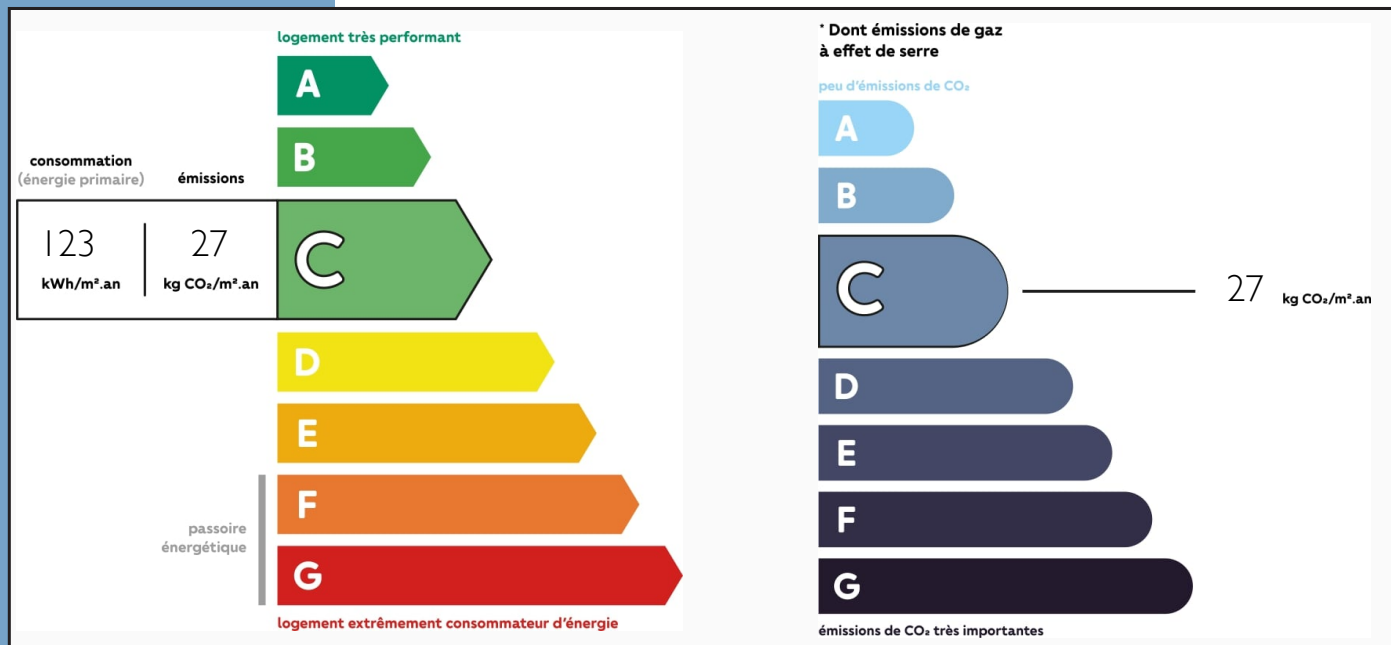
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

TIMELESS ELEGANCE:  
HISTORIC 8 BEDROOM  
MAISON DE MAÎTRE IN  
RIEUX-MINERVOIS  
W/BUSINESS POTENTIAL  
SOUT...

Ref : A26892AGU11

## ENERGIE-DPE

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



## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A26892AGU11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)