



ELEGANT RENOVATED 8-BED MAISON DE
MAÎTRE WITH DELIGHTFUL GARDEN AND POOL
IN A SUPER, LIVELY MINERVOIS VILLAGE.

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PROPERTY FACT FILE	
REFERENCE	A06534
PRICE	€ 690,000 £ 571,044* <small>*agency fees included: 5 % TTC to be paid by the buyer (657 143 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	358 m ²
LAND	322 m ²
TOWN	Pépieux
DEPARTMENT	Aude
LOCATION	Village property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains Drains, High speed internet, Close to golf course
<small>*Price based on current exchange rate which is subject to change</small>	



- Absolutely gorgeous inside and out
- Ready to move into
- Stylish and smart
- Suitable for a large family or B&B
- Central to the Minervois

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A gorgeous house and former presbytery, marvellously renovated and decorated, in a village with amenities only 4 km from the market town of Olonzac. Ideal with its delightful, manageable garden full of flowers and sunlight, with a covered sitting area and a lovely 7m by 4m pool. Plenty of space to sit and sunbathe or invite friends and family to eat

DESCRIPTIF

In a quiet street in this growing village, now with the best café/bar in the area, is this fine house steeped in history, with imposing double doors leading into a wide and spacious hall (26.7m²) paved with terracotta tiles, and with an archway in the centre.

On the left is the beautiful kitchen of 21.5m² and its stylish grey units, partly fitted, partly unfitted, its generous granite worktops, panelling and large south-facing windows.

An opening leads into the dining room of 24m², facing west, with a large window, dado panelling, a marble fireplace and elegant cornices, and double doors leading out into the garden. A travertine-paved terrace with dining and barbecue areas precedes the sun lounge terrace next to the pool, and opposite is the covered outside sitting area, all surrounded by climbing fragrant plants, a bay tree, roses, trumpet vines, an olive tree, jasmine and virginia creeper and a stone wall enclosing the 12m by 12m garden.

Opposite the kitchen is a large pantry - all the rooms have panelled double doors - and opposite the dining room is a gracious sitting room of nearly 34m², with two large windows facing east, decorated floor tiles, cornices, a marble fireplace and a large walk-in cupboard. A door leads to a study of 12.3m² with panelling and a parquet floor.

From the hall there is a utility room and WC, and a door to the stairwell, which has a lift, stone stairs and a curved door to an outside store with access from the garden.

The first floor la

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06534>

COMPLETE FILE AND PHOTO ON REQUEST

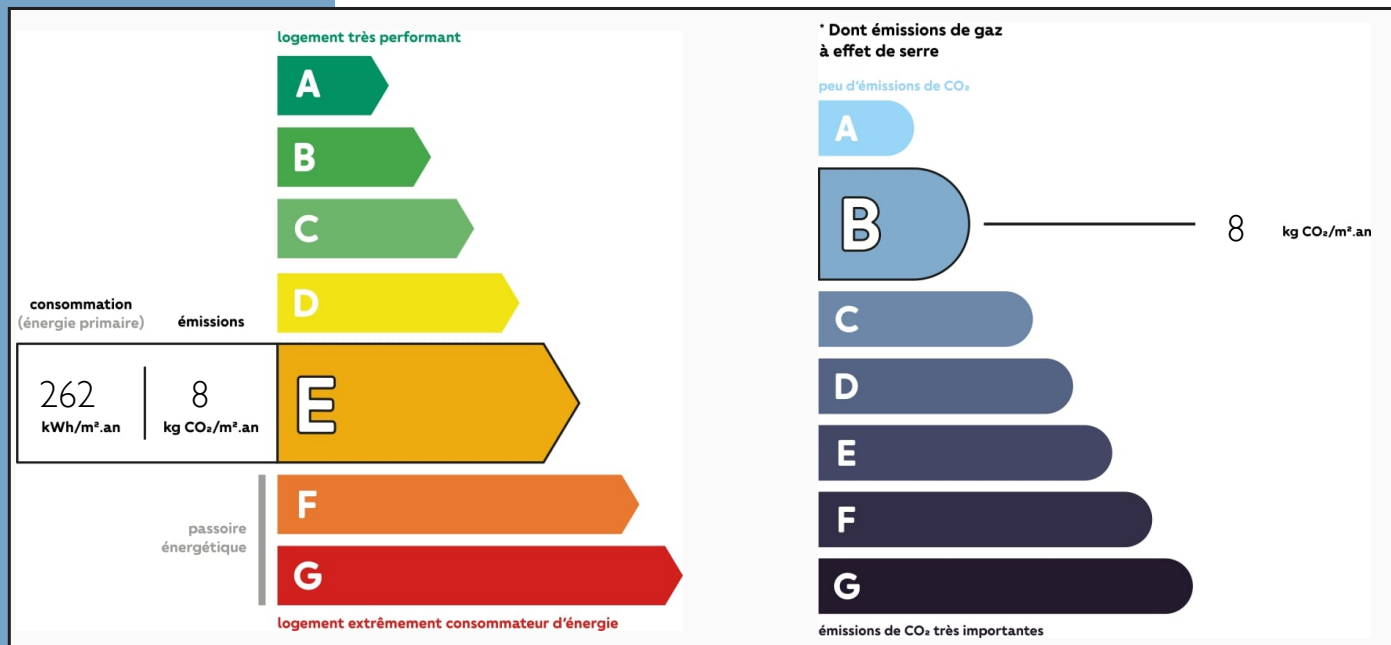


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ENERGIE-DPE

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



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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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