



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



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



## PROPERTY FACT FILE

REFERENCE	A06534
PRICE	€ 690,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (657 143 EUR hors honoraires)
BEDROOM	8
BATHROOM	4
ACCOMMODATION	358 m <sup>2</sup>
LAND	322 m <sup>2</sup>
TOWN	Pépieux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains Drains, High speed internet, Close to golf course

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

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

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

Ref : A06534

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

## DESRIPTIF

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 (26.7m<sup>2</sup>) paved with terracotta tiles, and with an archway in the centre.

On the left is the beautiful kitchen of 21.5m<sup>2</sup> 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 24m<sup>2</sup>, 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 34m<sup>2</sup>, 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 12.3m<sup>2</sup> with panelling and a parquet floor.

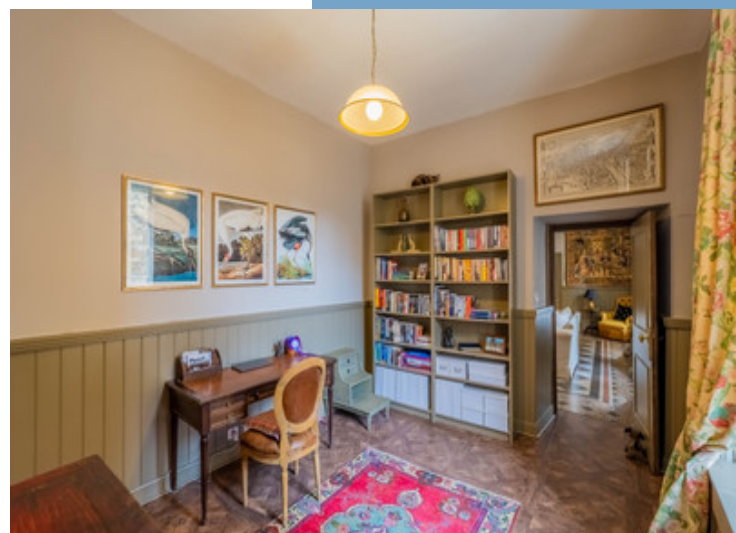
From the hall there is a utility room and WC, and a door to the stairwell, which has a lift, stone stairs and a curved door to an outside store with access from the garden.

The first floor la

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



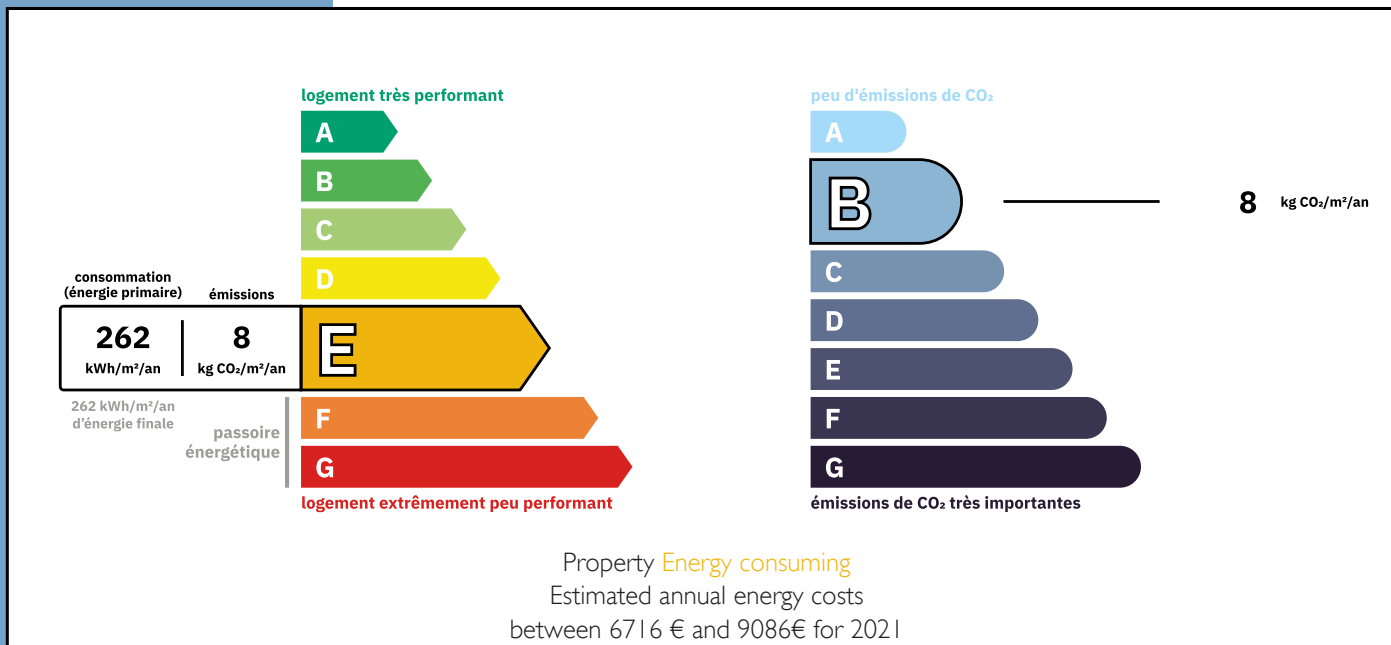


ELEGANT RENOVATED 8-BED  
MAISON DE MAÎTRE WITH  
DELIGHTFUL GARDEN AND  
POOL IN A SUPER, LIVELY  
MINERVO...

Ref : A06534

## 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:

I: 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 :A06534  
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)