



BEAUTIFULLY RESTORED HISTORIC PROPERTY  
WITH MAGNIFICENT VIEWS AND  
OUTSTANDING COURTYARD/GARDEN WITH  
POOL



BEAUTIFULLY RESTORED  
HISTORIC PROPERTY  
WITH MAGNIFICENT  
VIEWS AND  
OUTSTANDING  
COURTYARD/GARDEN  
WITH ...



PROPERTY FACT FILE	
REFERENCE	A28004IEG34
PRICE	€ 610,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	311 m <sup>2</sup>
LAND	200 m <sup>2</sup>
TOWN	Siran
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Barns - outbuildings
*Price based on current exchange rate which is subject to change	





- Entirely renovated character-packed home
- Thriving B&B business opportunity
- Turn-key opportunity
- Enchanting courtyard with pool and roof terrace
- Spectacular views on the countryside and Pyrenees

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Currently running as a successful Bed and Breakfast, this is a stunning character home that dates back 1000 years in parts. Completely renovated in 2016-2018, this charming building welcome its guests with an impressive front entrance, a magnificent and atmospheric courtyard garden with a beautiful swimming pool and private terrace,

## DESCRIPTION

Set in a popular Minervois village in the heart of wine country, this large, character stone building oozes charm and the promise of idyllic life in the south of France.

Parts of this house date back more than a thousand years! Enter the spacious hallway with it's own atrium and fountain and take the medieval stone staircase spiralling up to six bedrooms on two upper floors until finally it arrives at a terrace atop the house with a stunning view of the surrounding village rooftops, vineyards and the Pyrenees in the distance. On the ground floor a large kitchen and two reception rooms lead to the most charming courtyard/garden with swimming pool and upper level terrace and summer kitchen accessed by a wrought iron circular stairway.

Located midway between Carcassonne and Narbonne with easy access to five airports, numerous train stations and both the A9 and A61 autoroutes, this is a convenient and well served location.

For outdoor enthusiasts, this region is a cyclist's paradise, with scenic routes awaiting exploration. Boating enthusiasts will appreciate the proximity to the canal du Midi, providing a gateway to leisurely days on the water.

Full of South of France charm, in a great village, easy access, lots to do and the rich history of the surrounding area - No wonder this house has become one of the most successful B and B's in the area.

Ground floor:

Living/Dining room 1 (old school room) of 38 m²

Living /Dining 2 of 30 m²

Kitchen 16 m²

Utility room 9 m²...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28004IEG34>

COMPLETE FILE AND PHOTO ON REQUEST

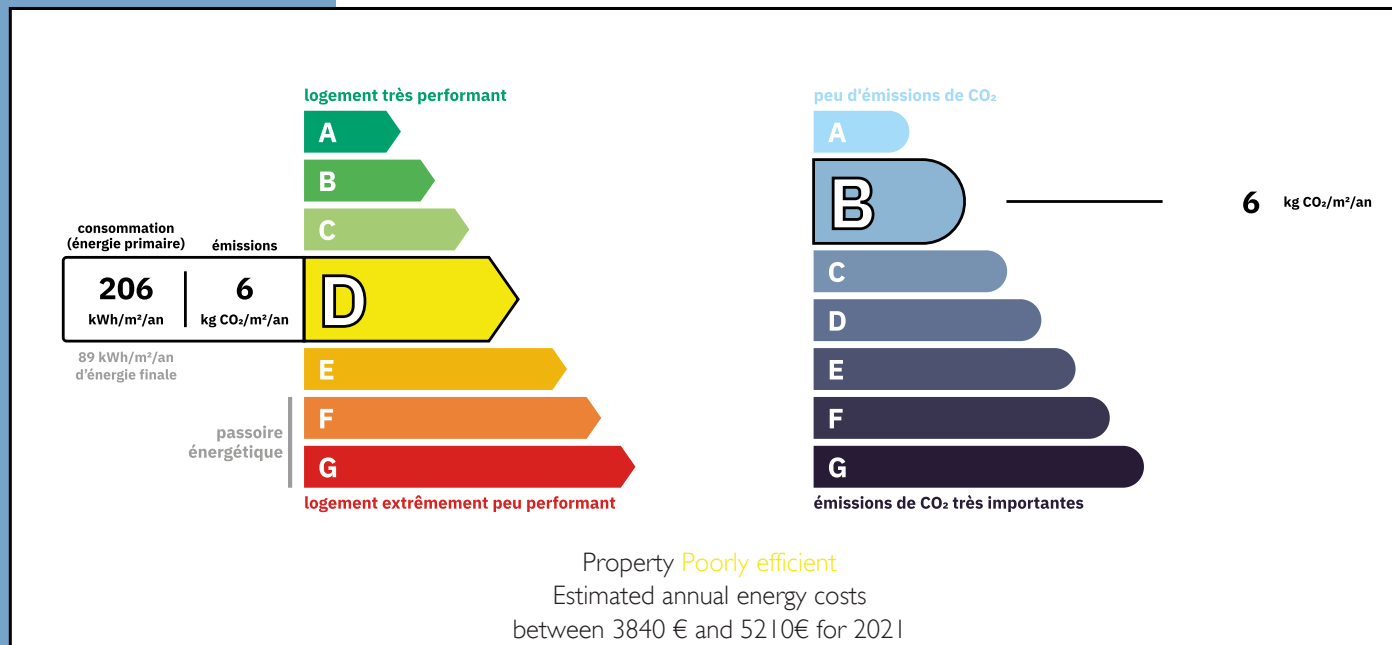


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : A28004IEG34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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