



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* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	





- 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,

## DESCRIPTIF

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

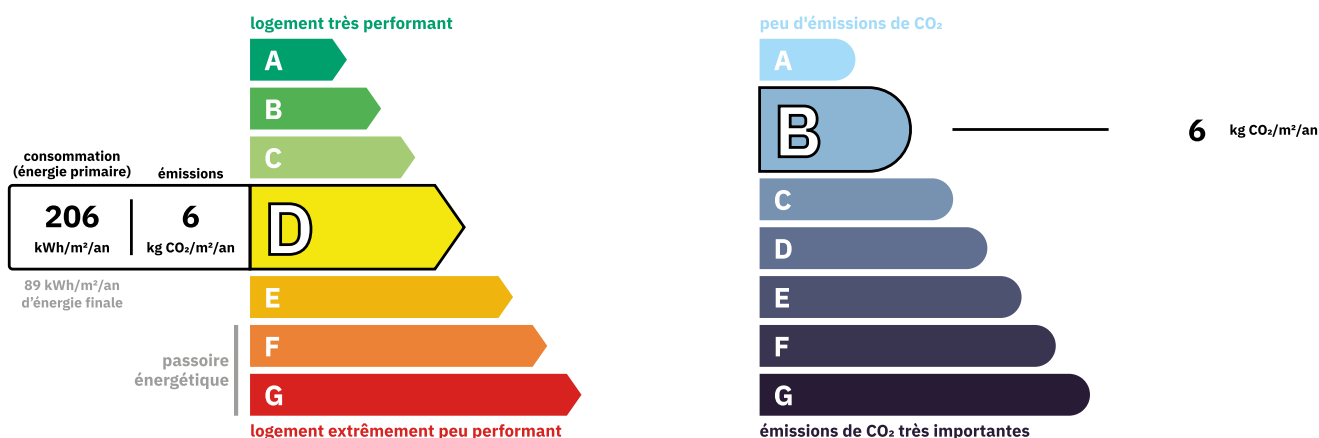


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 3840 € and 5210€ for 2021

## 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.

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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

Réf : A28004IEG34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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