



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  
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## PROPERTY FACT FILE

REFERENCE	A37178LHS11
PRICE	€ 650,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (619 048 EUR hors honoraires)
BEDROOM	8
BATHROOM	4
ACCOMMODATION	400 m <sup>2</sup>
LAND	322 m <sup>2</sup>
TOWN	Pépieux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, High speed internet

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



- Absolutely wonderful, inside and out!
- Ready to move into, and much-loved
- Stylish, smart and in perfect taste
- Suitable for a large family or B&B
- Central to the Minervois, and close to amenities

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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 (26.7m<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 with woodburner, 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.

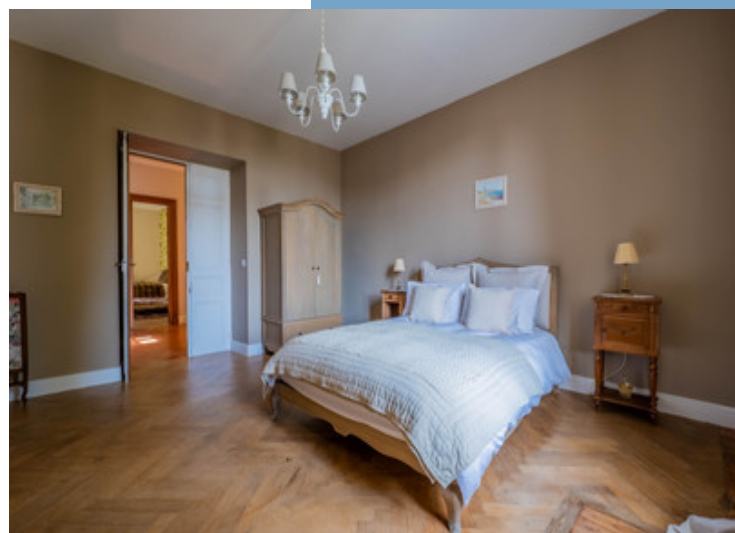
Opposite the kitchen is a large pantry - all the rooms have panelled double doors - and opposite the dining room is a gracious sitting room of nearly 34m<sup>2</sup>, with two large windows facing east, decorated floor tiles, cornices, a marble fireplace with woodburner, and a large walk-in cupboard (4m<sup>2</sup>). 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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37178LHS11>

COMPLETE FILE AND PHOTO ON REQUEST



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

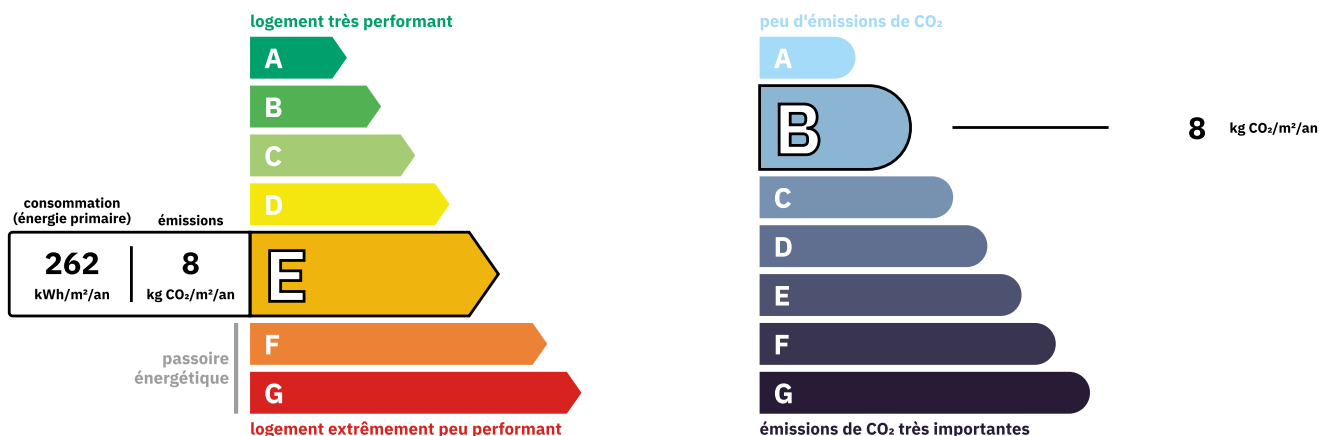
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ELEGANT RENOVATED 8-BED  
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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 6716 € and 9086€ for 2021

## NOTICE

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## CONTACT

Réf : A37178LHS1 I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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