



## PRESTIGIOUS HOUSE IN PEYRIAC-MINERVOIS



## PROPERTY FACT FILE

REFERENCE	A37916PIC11
PRICE	€ 639,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	444 m <sup>2</sup>
LAND	1695 m <sup>2</sup>
TOWN	Peyriac-Minervois
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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





- The charm of a renovated old cooperage
- The volumes
- The location in the heart of the village
- The pool area and an exceptional view
- Modularity and versatility

PRESTIGIOUS HOUSE IN  
PEYRIAC-MINERVOIS...

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Between land and sea, near the Canal du Midi and the historic city of Carcassonne, discover this former cooperage renovated into an elegant home combining modernity and authenticity. Nestled in a peaceful setting, this 444 m<sup>2</sup> property, sold with furnished, offers a spacious living area, five suites, and two duplex-style apartments. With

## DESCRIPTIF

### An Ideal Setting for Family Life

Currently operated as a bed and breakfast and seasonal rentals, this 444 m<sup>2</sup> house is designed to provide comfort and space for a large family. It features a vast living area, five spacious suites, a 40 m<sup>2</sup> game or reception room, and two independent duplex apartments of 56 m<sup>2</sup> each, which can serve as additional spaces for guests or be used for seasonal rental projects.

### Interior Features

**Living Space of 81 m<sup>2</sup>:** A large living room with a fireplace, a fully equipped kitchen, and a spacious dining room for unforgettable family moments.

**Suites:** Five suites (25 m<sup>2</sup>, 23 m<sup>2</sup>, 20 m<sup>2</sup>, 19 m<sup>2</sup>, 18 m<sup>2</sup>), each with its private bathroom, offering comfort and privacy for all family members.

**Independent Apartments:** Two independent apartments of 56 m<sup>2</sup>, perfect for hosting guests or for use in seasonal rentals.

**Game or Reception Room:** Over 40 m<sup>2</sup> of space.

### Exterior Features

**Enclosed Garden:** A walled garden offering privacy and tranquility for moments of outdoor relaxation.

**Terrasses with Pergolas:** Two shaded terraces, ideal for family meals and relaxation.

**Pool Area:** A 10m x 5m pool with a sunbathing area, perfect for cooling off and relaxing during hot summer days, with an exceptional view of the valley.

### Exploitation Potential

This property is primarily an ideal family home for a primary or secondary residence. It also offers the flexibility of seasonal rental operations, allowing you to generate additional income while enjoying your dream home.

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### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37916PIC11>

COMPLETE FILE AND PHOTO ON REQUEST

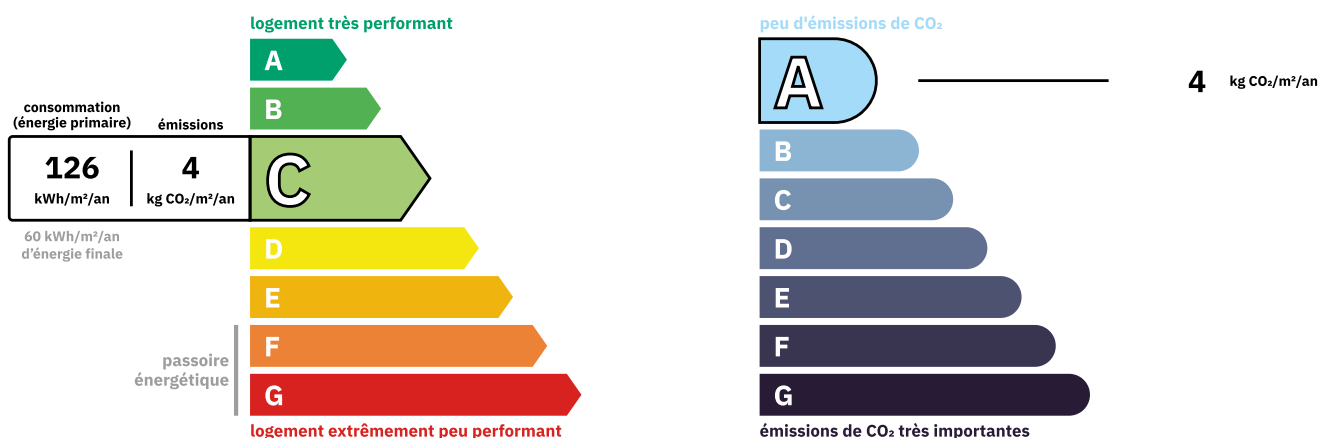


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## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 2752 € and 3724€ for 2023

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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