



ELEGANT FORMER COOPERAGE TURNED 444 M<sup>2</sup>  
FAMILY RESIDENCE WITH 5 SUITES, 2  
APARTMENTS, POOL AND INCOME POTENTIAL

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## PROPERTY FACT FILE

REFERENCE	A37916PIC11
PRICE	€ 480,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	430 m <sup>2</sup>
LAND	1695 m <sup>2</sup>
TOWN	Peyriac-Minervois
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good 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
- 81 m<sup>2</sup> living space with fireplace
- The location in the heart of the village
- The pool area and an exceptional view
- Modularity and versatility

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Discover this former cooperage near the Canal du Midi and Carcassonne, beautifully renovated into a 444 m<sup>2</sup> residence combining authenticity and modern comfort. Sold furnished, it offers a spacious 81 m<sup>2</sup> living area with fireplace, five ensuite bedrooms, a 40 m<sup>2</sup> games/reception room, and two independent duplex apartments (56

## DESCRIPTION

Between land and sea, near the Canal du Midi and the historic city of Carcassonne, discover this former cooperage thoughtfully renovated into an elegant residence where modern comfort meets authentic charm. Nestled in a peaceful setting, this 444 m<sup>2</sup> property is sold fully furnished and offers generous living spaces, five suites, and two duplex apartments. With its enclosed garden, shaded terraces with pergolas, and pool area, it is ideal for a large family or a seasonal rental project. An outbuilding at the rear offers exciting future development potential.

### A Perfect Setting for Family Life

Currently operated as a bed & breakfast and seasonal rentals, this property is designed to offer 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. These apartments may welcome guests, extended family, or generate rental income.

### Interior Features

- n81 m<sup>2</sup> Living Area: Large living room with fireplace, fully equipped kitchen, and generous dining space — perfect for family gatherings and entertaining.
- 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 a private bathroom, offering comfort and privacy for all.
- Independent Apartments: Two 56 m<sup>2</sup> duplex apartments, ideal for guests or seasonal rentals.
- Game / Reception Room: Over 40 m<sup>2</sup> of additional flexible living space.

### Exterior Features

- Enclosed Garden: Walled and private, ideal...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

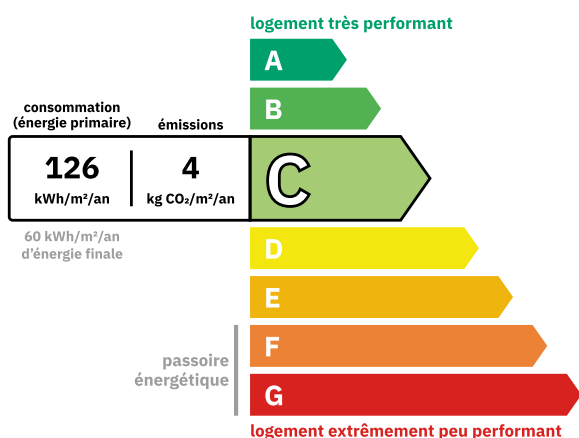
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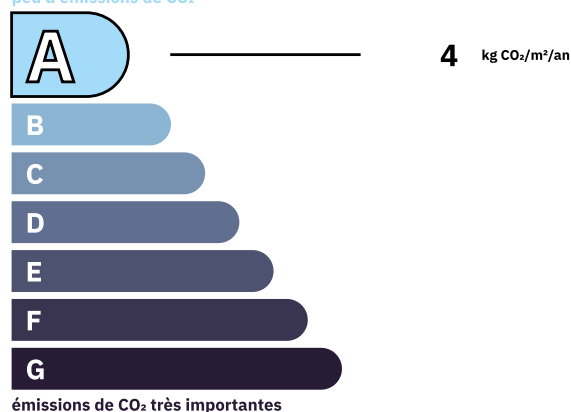
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## ENERGIE-DPE

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



peu d'émissions de CO<sub>2</sub>



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

## NOTICE

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## CONTACT

Réf :A37916PIC11  
FILE COMPLETE  
AND PHOTOS  
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