



PRESTIGIOUS HOUSE IN PEYRIAC-MINERVOIS



PROPERTY FACT FILE	
REFERENCE	A37916PICI1
PRICE	€ 599,900 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	444 m ²
LAND	1695 m ²
TOWN	Peyriac-Minervois
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 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...

Ref : A37916PIC11

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 m² 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 m² house is designed to provide comfort and space for a large family. It features a vast living area, five spacious suites, a 40 m² game or reception room, and two independent duplex apartments of 56 m² each, which can serve as additional spaces for guests or be used for seasonal rental projects.

Interior Features

Living Space of 81 m²: A large living room with a fireplace, a fully equipped kitchen, and a spacious dining room for unforgettable family moments.

Suites: Five suites (25 m², 23 m², 20 m², 19 m², 18 m²), each with its private bathroom, offering comfort and privacy for all family members.

Independent Apartments: Two independent apartments of 56 m², perfect for hosting guests or for use in seasonal rentals.

Game or Reception Room: Over 40 m² 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 :

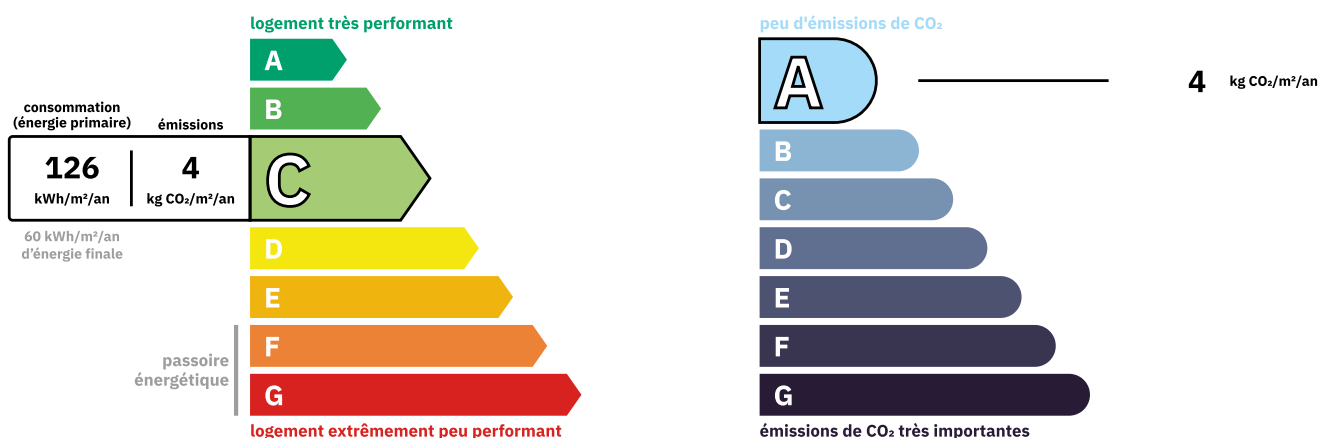
<https://leggettprestige.com/luxury-property-for-sale/view/A37916PIC11>

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ENERGIE-DPE



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

NOTICE

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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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CONTACT

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AND PHOTOS
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