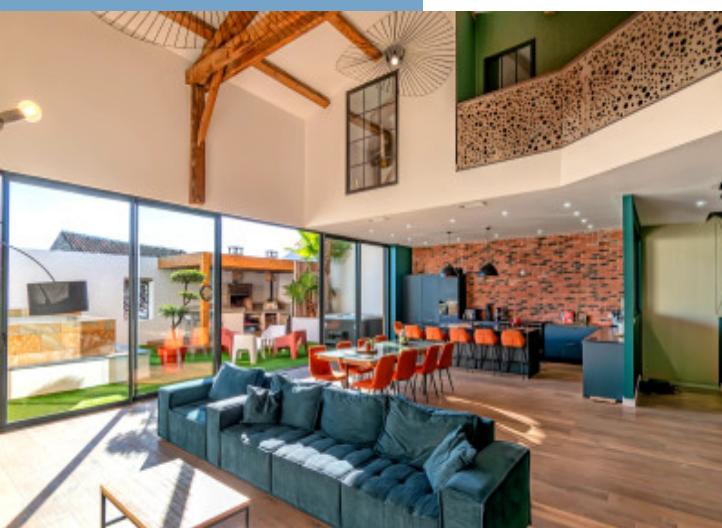


HIDDEN GEM IN COURSAN: ELEGANT LOFT-STYLE HOUSE WITH TERRACE, HEATED OVERFLOW POOL, WINE CELLAR & HUGE GARAGE

HIDDEN GEM IN COURSAN: ELEGANT LOFT-STYLE HOUSE WITH TERRACE, HEATED OVERFLOW POOL, WINE CELLAR & HU...



PROPERTY FACT FILE

REFERENCE	A41177CYVII
PRICE	€ 630,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	200 m ²
LAND	235 m ²
TOWN	Coursan
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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



- 75 m² open-plan living area with cathedral ceiling
- Heated saltwater overflow pool
- 100 m² terrace with jacuzzi & summer kitchen
- 150 m² garage with high ceiling
- Stylish wine cellar & master suite

HIDDEN GEM IN COURSAN: ELEGANT LOFT-STYLE HOUSE WITH TERRACE, HEATED OVERFLOW POOL, WINE CELLAR & HU...

Ref : A41177CYVII

In a quiet one-way street in Coursan, this former wine warehouse has been transformed into a stunning 350 m² contemporary home with garage, terrace, pool, and style in every detail. Renovated between 2021 and 2024, it combines industrial heritage with refined design. The 75 m² living area opens onto a 100 m² terrace with heated

DESCRIPTION

Hidden on a peaceful one-way street in the heart of Coursan, this exceptional home combines industrial heritage with modern elegance. Once an old wine remise, it has been completely transformed between 2021 and 2024 into a stunning contemporary residence, blending volume, light, and refined materials — all with the convenience of village life.

As you arrive, a large paved entrance atrium (65 m²) sets the tone — a stylish covered space where several cars can park comfortably. It leads directly to a spectacular 150 m² garage with soaring ceilings, ideal for a workshop, collector's space, or even a creative studio. At the back, a peaceful 70 m² garden (partly covered) offers an intimate outdoor retreat and the potential to add a studio or home office — a perfect complement if the garage serves as a workspace or atelier.

To the right of the entrance, the front door opens onto a dramatic hall (17 m²), where the double-height ceiling and contemporary décor immediately impress. A wide staircase leads upstairs to the living areas. From the landing (10 m²), you step into a breathtaking 75 m² open-plan living room and kitchen with cathedral ceilings — a luminous space featuring oak flooring, exposed beams, stone walls, and expansive glass doors that open to the terrace.

The large bay windows open generously, creating a wide and seamless transition to the southeast-facing 100 m² terrace. Here, you'll find a heated saltwater overflow pool (3.5 x 2.5 m), a jacuzzi,...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41177CYVII>

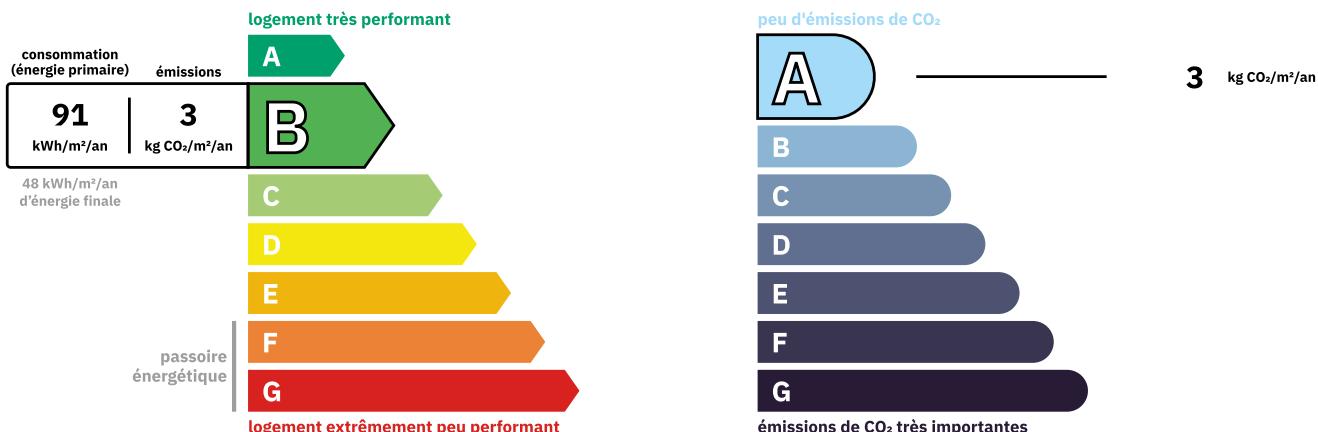
COMPLETE FILE AND PHOTO ON REQUEST

HIDDEN GEM IN COURSAN:
ELEGANT LOFT-STYLE HOUSE
WITH TERRACE, HEATED
OVERFLOW POOL, WINE
CELLAR & HU...

Ref : A41177CYVII

ENERGIE-DPE

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



Property **Efficient**
Estimated annual energy costs
between 1250 € and 1760€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A41177CYVII
FILE COMPLETE
AND PHOTOS
ON REQUEST

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