LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL WINE COUNTRY RETREAT WITH HEATED POOL, 10 BEDROOMS AND PANORAMIC VIEWS

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EXCEPTIONAL WINE COUNTRY RETREAT WITH HEATED POOL, 10 BEDROOMS AND PANORAMIC VIEWS...





PROPERTY FACT FILE

REFERENCE	A46625IEG34
PRICE	€ 970,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	9
ACCOMMODATION	435 m²
LAND	2975 m²
TOWN	Saint-Jean-de-Minervois
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Beautifully renovated throughout
- Heated pool & panoramic views
- Exceptional outdoor entertaining spaces
- Spacious pool terrace & summer kitchen
- Proven holiday rental opportunity (Gite)

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Set in the heart of the Minervois wine region, this beautifully renovated former wine estate offers over 435 m² of living space with 10 bedrooms and accommodation for up to 22 guests.

Surrounded by vineyards and enjoying panoramic countryside views, it



DESCRIPTION

Behind its traditional stone walls, this beautifully renovated former wine property offers over 435 m² of living space, combining character, comfort and exceptional flexibility. With 10 bedrooms, most with their own private shower room, the house can comfortably accommodate up to 22 guests, making it equally suited as a spacious family home, an established holiday rental or a retreat venue.



Designed for indoor-outdoor living, the property really comes into its own during the warmer months. The heated swimming pool is surrounded by generous terraces with plenty of space to relax, while the summer kitchen and large pergola create a wonderful setting for entertaining. The impressive outdoor dining area comfortably seats 22 guests, making it easy to gather family and friends around one table for long lunches and memorable evenings.

The property also includes a garage and a substantial barn, offering excellent potential for conversion into a gym, yoga studio, offices, creative workspace or additional guest accommodation, subject to any necessary permissions.

The mature gardens are supplied by a private well with an automatic irrigation system, keeping maintenance simple throughout the year. For buyers wishing to continue the successful holiday rental business, the current owners already work with trusted local teams for the garden, swimming pool and cleaning, allowing a smooth handover of the activity.

The house is located in Saint-Jean-de-Minervois, a small and highly regard...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46625IEG34

COMPLETE FILE AND PHOTO ON REQUEST

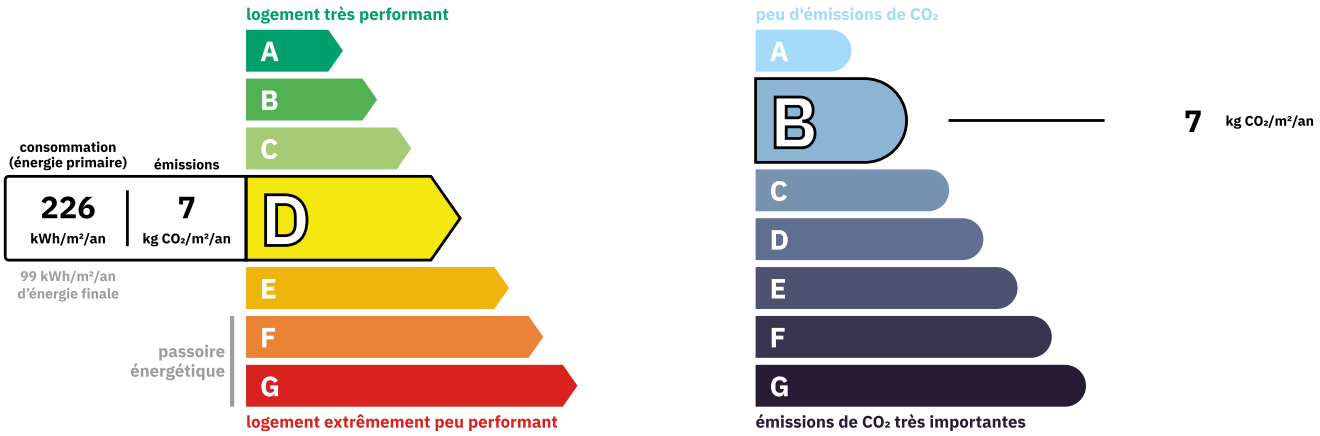
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5870 € and 7970€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A46625IEG34
FILE COMPLETE AND PHOTOS ON REQUEST

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