

Spacious Family Home with Heated Pool, 70 m2 Garage and Endless Potential in the Heart of the Minervois



INFORMATION

Town:	Rieux-Minervois
Department:	Aude
Bed:	6
Bath:	3
Floor:	265 m2
Plot Size:	135 m2



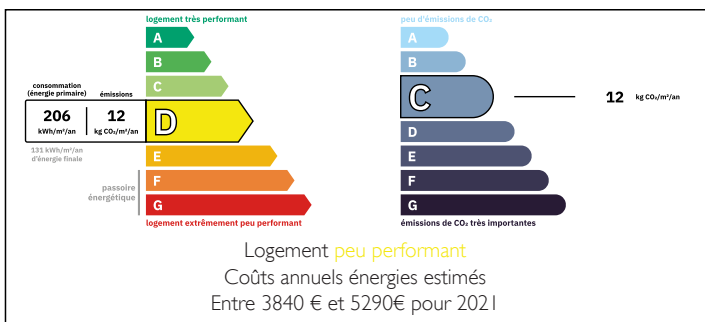
IN BRIEF

Experience the charm of French village life in this stunning 20th-century maison bourgeoise, located in the heart of Rieux-Minervois. Fully renovated (2008–2012) with a total living space of 265 m², the home features elegant touches like Haussmannian stained glass and modern comforts, including double glazing and electric shutters.

The ground floor offers spacious living and dining areas, a bright kitchen with garden access, and a versatile workshop. Upstairs, the air-conditioned master suite is complemented by four additional bedrooms and two bathrooms.

Outside, enjoy complete privacy in the walled garden (135 m²) with a heated infinity saltwater pool (3m x 10m). The 70 m² garage, with a 100 m² mezzanine, even accommodates a camper.

ENERGY - DPE



Set in the Minervois wine region, the home is close

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Live the French Dream in Rieux-Minervois

Imagine waking up to the gentle hum of life in a picturesque French village, surrounded by the rolling vineyards of the Minervois wine region. This stunning maison bourgeoise, a beautifully renovated early 20th-century home, offers the perfect blend of historic charm and modern luxury while preserving the original decorative elements, such as cement tiles and moldings. Set in the heart of the charming village of Rieux-Minervois, this property invites you to embrace the French lifestyle at its finest.

As you enter this grand home, you are greeted by a sense of elegance and warmth. The spacious entry hall (20 m²) sets the tone, leading you into a home that seamlessly combines refined decoration with practical living spaces.

A Home Designed for Living and Entertaining

The main living room (38 m²) becomes a cozy retreat on cooler evenings, with its closed fireplace casting a warm glow across the room. The adjacent smaller salon (15 m²) is an intimate corner, perfect for reading or unwinding with a glass of local wine.

The dining room with its unique stained glass windows from a Parisian Haussmann building, flows effortlessly into the open kitchen (18 m²), where you'll love preparing meals inspired by the fresh produce from local markets. With its large windows and direct access to the garden, the kitchen is a sunlit hub of the home, ideal for gatherings with friends and family. Additionally, the kitchen is complemented by an extra bathroom with a shower, toilet,...

LOCAL TAXES

Taxe foncière: 3651 EUR

Taxe habitation: EUR

NOTES