

Spacious Elegant Character Property with a Mediterranean Garden, Terraces, and Pool in the Heart of Minervois



INFORMATION

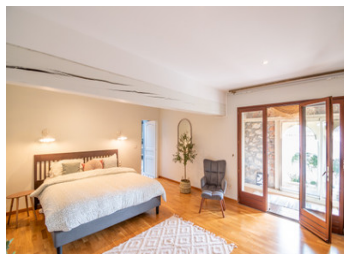
Town:	Bize-Minervois
Department:	Aude
Bed:	5
Bath:	3
Floor:	243 m2
Plot Size:	688 m2

IN BRIEF

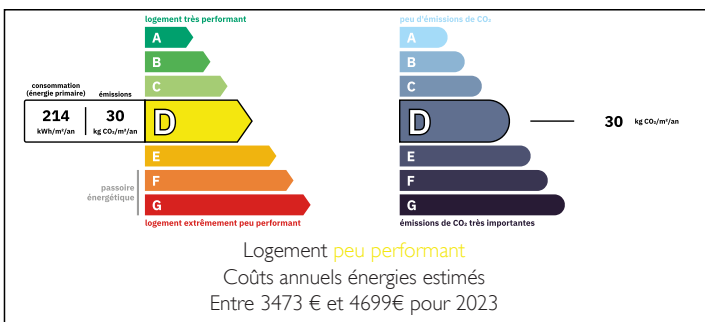
Discover this charming 243 m² former wine merchant's house, blending historic elegance with modern comfort. It features a spacious living room with a fireplace, a bright kitchen with a serre, and multiple terraces for outdoor living. The first floor offers four bedrooms, two bathrooms, and a luxurious master suite with a ensuite bathroom, a private solarium and dressing room. A 688 m² south-facing garden includes a 10x4m pool, multiple terraces, and a natural water source.

Additional features include a large 53 m² garage, central heating, reversible air conditioning, and fiber Wi-Fi. There's also a 50 m² space ideal for renovation into an atelier or studio.

Located in the heart of the Minervois wine region (in a village near Bize-Minervois), it's close to charming villages, Mediterranean beaches, and major cities like Narbonne and Béziers. Perfect for families



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Wine Merchant's House with Pool and Garden

Step into a world of timeless elegance and Mediterranean charm with this stunning 243 m² former wine merchant's house. This home combines historical character with modern comfort. As you approach the house, the grand double gate opens to a private parking area for up to three vehicles, leading you to the inviting entrance.

Upon entering, you are welcomed into a spacious 19 m² hallway that sets the tone for the home's warm and airy atmosphere. To your left, a vast living room of 47.9 m² with a traditional open fireplace provides a cozy yet elegant space for gatherings. Adjacent is a light-filled front room of 19.8 m², perfect as a reading nook or intimate lounge area.

The heart of the home is the bright 22 m² kitchen with a serre, offering direct access to two terraces—one of 14 m² and a partially covered one of 20 m². These terraces are ideal for morning coffees or evening dinners under the stars. The adjoining utility room (8.6 m²) offers convenient storage and access to the large 53 m² garage.

Ascending the elegant wooden staircase, you'll find a spacious 14.2 m² landing with built-in storage. The first floor hosts four additional bedrooms, two bathrooms, and a separate WC. The master suite is a luxurious retreat featuring a 23 m² bedroom, a 12.9 m² ensuite bathroom with a bathtub and separate shower, and private access to a covered 9.2 m² solarium. A dedicated...