

Superb 3-4 bed, 3-bath villa and studio gîte, each with pool and garden, in a sought-after Minervois village.



## INFORMATION

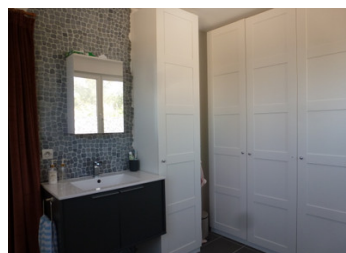
Town:	La Livinière
Department:	Hérault
Bed:	5
Bath:	4
Floor:	177 m2
Plot Size:	1666 m2

## IN BRIEF

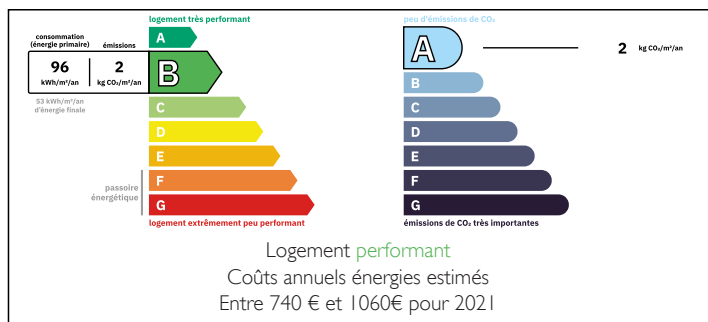
A gorgeous property built in 1998, set in 1666m<sup>2</sup> of garden land, including a 3 to 4-bedroomed house with 3 bathrooms and a balustraded balcony; and a 1-bedroomed gîte, each of which has a pool.

The village is very popular and has a grocery shop, pharmacy, post office, a good restaurant and a bakery - plus many wine caves of course, as this is the best wine area in the Minervois.

The property also has a 60m<sup>2</sup> building comprising a 30m<sup>2</sup> garage and a 30m<sup>2</sup> workshop area with garage door.



## 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: 1483 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The small tree-lined lane leading a little way out from the centre of the village is very quiet and secluded. A turning gives access to an arch in the hedge, and to the parking and garage area of the property.

The main house is separated from the guest house or gîte by an arch, leaving a way under the roof to the garden. Entering the house, there is a hallway with a smart new shower room off it. An archway leads into the 30m<sup>2</sup> living/dining room, with its fireplace and woodburning stove, Burgundy oak floorboards, and a lovely view through large double-glazed doors to the garden with its 7 by 3m pool.

To the right is a large study or fourth bedroom, again with glazed doors leading out to a loggia overlooking the garden, and also a good-sized kitchen, fully fitted with grey units and integrated electrical appliances.

The doors are solid oak and the house is fully heated and air-conditioned by brand new Fujitsu heat pumps.

On the first floor is the principal bedroom suite with WC, basin, twin showers and large cupboards. Glazed double doors open out onto the large balustraded balcony looking over the garden and the Corbières, with the Pyrenees in the background.

This balcony is shared with the second bedroom, which has windows facing south and west. All the principal rooms have at least two windows to ensure that there is plenty of light. Adjacent to this is the bathroom, which also has a...