



Ref: A37178LHS11 Price: 650 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (619 048 EUR without fees)

Elegant renovated 8-bed maison de maître with delightful garden and pool in a super, lively Minervois village.















INFORMATION

Town: Pépieux

Department: Aude

Bed: 8

Bath: 4

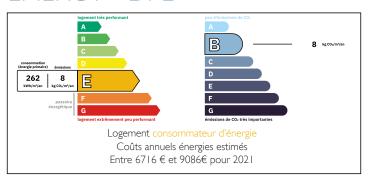
Floor: 400 m²

Plot Size: 322 m2

IN BRIEF

A gorgeous house and former presbytery, marvellously renovated and decorated, in a village with amenities only 4 km from the market town of Olonzac. Ideal with its delightful, manageable garden full of flowers and sunlight, with a covered sitting area and a lovely 7m by 4m pool. Plenty of space to sit and sunbathe or invite friends and family to eat under the pergola with its climbing plants.

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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



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LOCAL TAXES

Taxe foncière: 2984 EUR

EUR Taxe habitation:

NOTES

DESCRIPTION

In a quiet street in this growing village, now with the best café/bar in the area, is this fine house steeped in history, with imposing double doors leading into a wide and spacious hall (26.7m²) paved with terracotta tiles, and with an archway in the centre.

On the left is the beautiful kitchen of 21.5m² and its stylish grey units, partly fitted, partly unfitted, its generous granite worktops, panelling and large south-facing windows.

An opening leads into the dining room of 24m², facing west, with a large window, dado panelling, a marble fireplace with woodburner, elegant cornices. and double doors leading out into the garden. A travertine-paved terrace with dining and barbecue areas precedes the sun lounge terrace next to the pool, and opposite is the covered outside sitting area, all surrounded by climbing fragrant plants, a bay tree, roses, trumpet vines, an olive tree, jasmine and virginia creeper and a stone wall enclosing the 12m by 12m garden.

Opposite the kitchen is a large pantry - all the rooms have panelled double doors - and opposite the dining room is a gracious sitting room of nearly 34m², with two large windows facing east, decorated floor tiles, cornices, a marble fireplace with woodburner, and a large walk-in cupboard (4m²). A door leads to a study of 12.3m² with panelling and a parquet floor.

From the hall there is a utility room and WC, and a door to the stairwell, which has a lift, stone stairs and a curved...