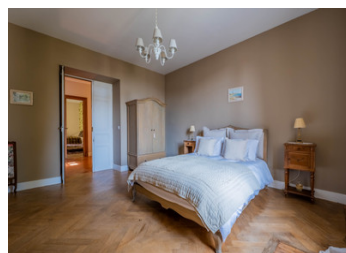


Elegant renovated 8-bed maison de maître with delightful garden and pool in a super, lively Minervois village.



## INFORMATION

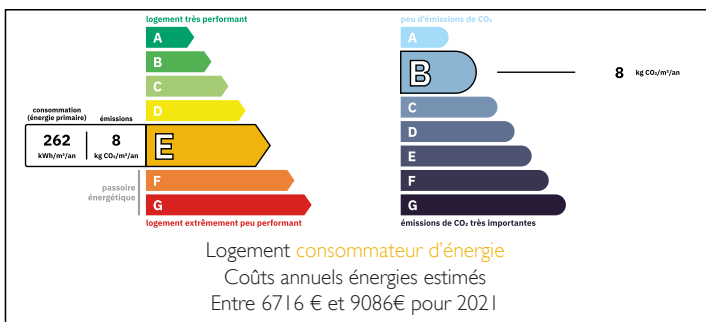
Town:	Pépieux
Department:	Aude
Bed:	8
Bath:	4
Floor:	400 m2
Plot Size:	322 m2



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## 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 (26.7m<sup>2</sup>) paved with terracotta tiles, and with an archway in the centre.

On the left is the beautiful kitchen of 21.5m<sup>2</sup> 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 24m<sup>2</sup>, 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 34m<sup>2</sup>, with two large windows facing east, decorated floor tiles, cornices, a marble fireplace with woodburner, and a large walk-in cupboard (4m<sup>2</sup>). A door leads to a study of 12.3m<sup>2</sup> 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...