

Stunning maison de maitre with nine bedrooms four bathrooms , walled garden and swimming pool

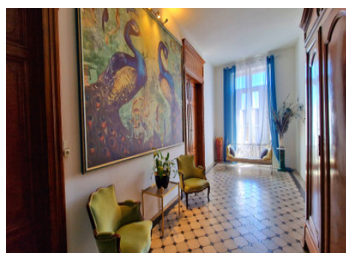
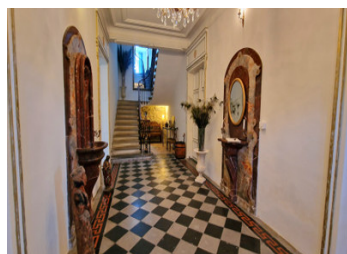


## INFORMATION

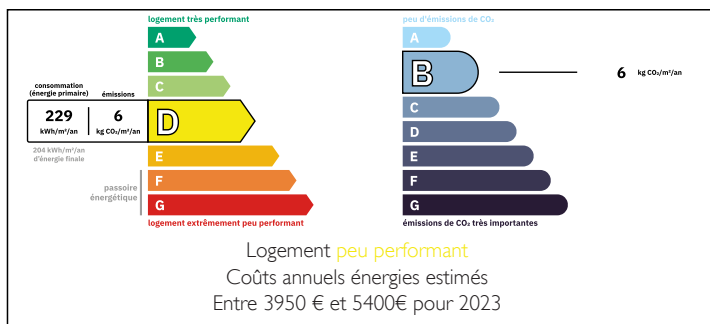
Town:	Ginestas
Department:	Aude
Bed:	9
Bath:	4
Floor:	400 m2
Plot Size:	200 m2

## IN BRIEF

Located in a sought-after Minervois village close to Narbonne, this stunning Maison de Maître offers over 400m<sup>2</sup> of beautifully preserved living space. Step into a grand entrance hall with a magnificent stone staircase and original encaustic tiled floors. The ground floor boasts three generous reception rooms, full of light and period charm, plus a rustic style kitchen. On the first floor, you'll find four elegant, bright ensuite bedrooms, each with high ceilings . The top floor offers five further bedrooms to renovate, ideal for expanding or creating guest accommodation. Outside, a private walled courtyard garden with swimming pool provides the perfect retreat. Brimming with authentic features throughout, this exceptional home captures the essence of French heritage living in the heart of the picturesque Minervois wine region. A rare gem with endless potential. Perfect as a chambre d'hote ....



## 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

### The Property in More Detail

Beautifully decorated by the current owners, this character-filled home benefits from a new roof and retains a wealth of period features throughout.

You'll find original encaustic tiled flooring, sumptuous marble fireplaces, and stunning stone staircases. Other notable features include original wood casement doors and two elegant marble bénitiers in the entrance hallway, adding a touch of historic grandeur.

### Exterior

Outside, a beautiful walled courtyard garden of over 200m<sup>2</sup> offers multiple seating areas, ideal for relaxing or entertaining. The garden is adorned with Mediterranean plants and vibrant flowers, creating a private and tranquil oasis.

A Desjoyaux swimming pool (7m x 3.5m) completes the outdoor space – perfect for cooling off on warm summer days.

### Location

Set in a sought-after and friendly village, the property is within walking distance of all amenities: Boulangerie, Small supermarket, three restaurants, hairdressers, school and doctors.

### Location & Accessibility:

Ideally situated for exploring the region, Ginestas is just:

15 km from Narbonne, the historic Roman city

30 km from Béziers

30 km from the Mediterranean beaches

### Transport Links:

Convenient travel options include:

Airports in:

Toulouse, Montpellier, Béziers, Carcassonne, Perpignan

TGV (high-speed train) from Narbonne to Paris in just over 4 hours and 15 minutes