

Fabulous 6-bed, 6-bath stone house with garden, terraces and interior pool, in sought-after Minervois village.



## INFORMATION

Town:	Siran
Department:	Hérault
Bed:	6
Bath:	6
Floor:	205 m2
Plot Size:	365 m2

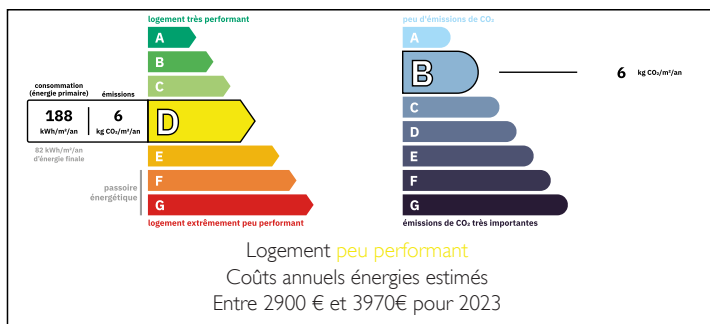


## IN BRIEF

This is one of the loveliest properties I've seen for a long time, and it is in one of the most popular villages in the area! It has 6 bedrooms and 6 shower rooms, plus 3/4 reception rooms and 4 terraces, so can easily be used as a bed and breakfast; but is fantastic as a family home, whether full-time or for holidays.

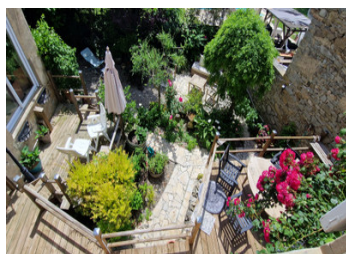
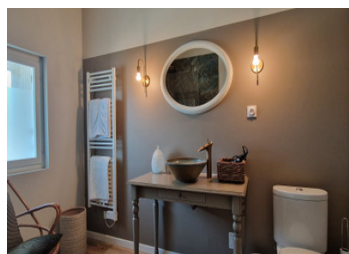
The Minervois is not only a beautiful area, but excellent wine is made here, and in Siran we have the best wine in the region (Cru La Livinière). We are only 52 km from the sea at Narbonne Plage, and we benefit from a super Mediterranean climate. The medieval city of Carcassonne is only 32 km away, and Minerve, the capital of the Minervois, and designated One of the Most Beautiful Villages in France, is only...

## ENERGY - DPE



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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.



## DESCRIPTION

The house has a recently-pointed exposed stone street façade. One enters through the original panelled double doors through a lobby, into an elegant living room with a marble fireplace and woodburning stove, terracotta floor tiles and an exposed stone wall. To the right, one enters the kitchen/dining room, with smart white integrated units and exposed timber beams. The dining area is south-facing, onto an enticing timber-decked terrace, and the garden.

Above the kitchen/dining area is a mezzanine apartment, with bedroom, shower room and office/dressing area.

From the living room, on the left is the stair lobby, which leads also to the garage and workshop areas, as well as to the most evocative of garden living rooms, the 'salon d'été', with its original glazed double doors, marble fireplace, white-painted floorboards and access to the terrace and garden.

Also accessed from the stair lobby is a luxurious relaxing/exercise room with stone floor tiles, an exposed stone wall and beams. Off this, there is a WC with basin, a large Italian shower room with basin, and a utility and drying room, all created from former wine vats. But the best part is at the end: glazed sliding doors lead to the swimming-pool area, and its 4 by 4.2m heated pool with counter-current, giving onto the well-tended garden and terraces.

On the first floor, there is a lovely bedroom/office with a fireplace and terracotta floor tiles; and three other bedrooms which are en-suite. These rooms vary from 12.7m<sup>2</sup> to 22.4m<sup>2</sup>, and the...

## LOCAL TAXES

**Taxe foncière:** 1211 EUR

**Taxe habitation:** EUR

## NOTES