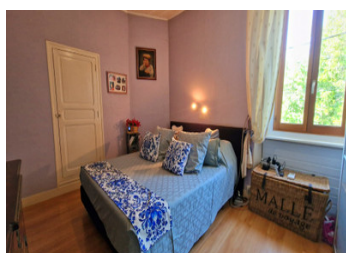
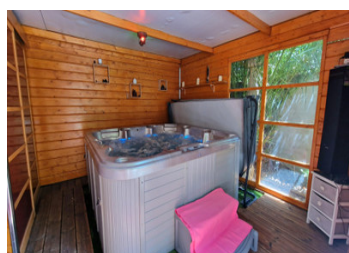


Very well presented spacious village property with five bedrooms garage , garden and spa.



INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	2
Floor:	112 m2
Plot Size:	100 m2

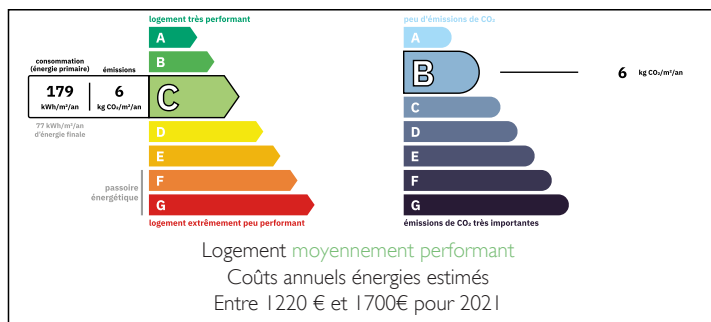
IN BRIEF

Discover this beautifully presented and comfortable village property in the heart of the sought-after Minervois region. Offering approximately 112 m² of habitable space, the home features a bright and spacious lounge-dining area, a sleek fitted kitchen with integrated appliances, and a practical utility room with WC.

Upstairs, you'll find five generous bedrooms, two of which include mezzanine areas, ideal for additional storage or a cozy reading nook. There are also two modern shower rooms, designed with style and functionality in mind.

Step outside to enjoy a private courtyard garden 100m2 equipped with a state-of-the-art spa and a fully equipped summer kitchen—perfect for outdoor entertaining.

ENERGY - DPE

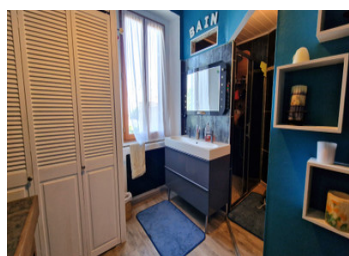


Additional features

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.

comfortable holiday home .



DESCRIPTION

The property in more detail

Ground Floor:

Lounge / Dining Room: 23 m²

Kitchen: 8.18m²

Utility room /wc: 3.15 m²

Garage: 35 m²

First Floor:

Hallway: 2.21 m²

Shower Room with WC: 4.02 m²

Bedroom 1 : 9.31 m²

Bedroom 2 12.78 m² + mezzanine

Bedroom 3 10.27 m² + mezzanine

Bedroom 4 14.11 m²

Bedroom 5: 11.08 m²

Bathroom: 10m²

with walk-in shower /wc

outside

Cabanon with Spa 14.44m²

cuisine d'ete 8.4m²

LOCAL TAXES

Taxe foncière: 980 EUR

Taxe habitation: EUR

NOTES

La Livinière (34210) – Heart of the Minervois Wine Region

Charming winemaking village nestled in the hills of the Minervois, just 30 min from Carcassonne and 45 min to Narbonne and the coast. Renowned for its AOC "Cru La Livinière" wines, this peaceful village offers a ,small supermarket excellent restaurant and bar ,pharmacy and tennis courts.

Surrounded by stunning countryside, vineyards, and walking trails, with easy access to tourist gems like Minerve, Caunes-Minervois, and Carcassonne. Ideal for nature lovers and wine enthusiasts seeking authentic southern French life.

Well situated with excellent transport links

Carcassonne Airport (CCF) – approximately 29 km

Béziers Cap d'Agde Airport (BZR) – roughly 58 km