

Historic Winemaker's House Near Bize-Minervois – Grand Renovation Nearly Complete! Garage, Garden, great Views

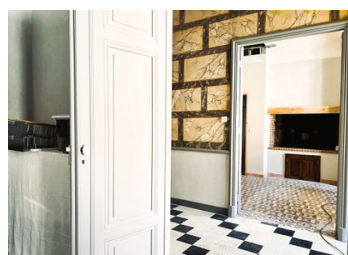


INFORMATION

Town:	Agel
Department:	Hérault
Bed:	4
Bath:	3
Floor:	230 m2
Plot Size:	454 m2

IN BRIEF

Built in 1881 for a local landowner and vintner, this unique property blends heritage with high-quality restoration. Also featuring a spacious two-storey wine barn and original vats, it offers rare potential for a suspended pool with sweeping views. A dream project for the visionary buyer – the heavy lifting is done, and the best is yet to come.

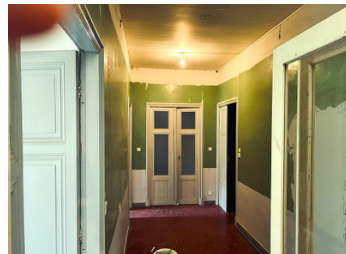
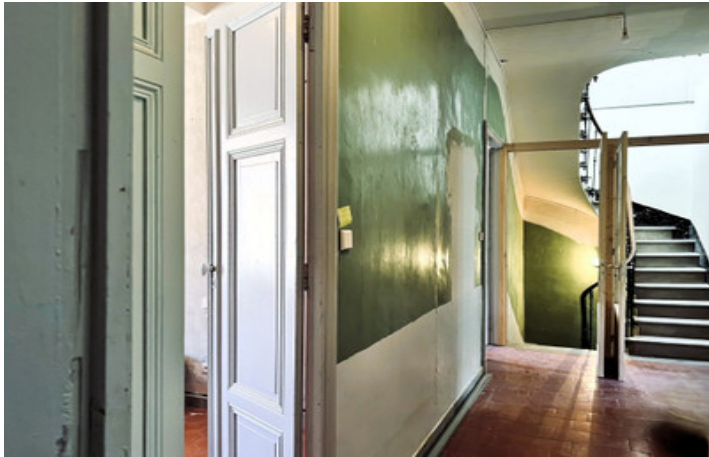


ENERGY - DPE

DPE not required.

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.



DESCRIPTION

Elegant Heritage Meets Modern Comfort – Grand Interiors with Views & Charm.

Step through a double-glazed entrance that preserves the original sculpted hardwood doors and enter a striking central hallway, framed by a stone arch and original frescos with traditional cement tile flooring. To one side, a future dining room; to the other, a kitchen space ready to complete. Beyond, two stunning reception rooms—one with exquisite ceiling murals—both boasting panoramic countryside views. A guest cloakroom adds convenience on this level.

The main staircase leads either down through the workshop and into the garden, or up to two spacious upper floors. The first floor offers four bedrooms and three stylish shower rooms, while the second floor unveils a breathtaking, light-filled open-beam loft beneath a new, fully insulated roof.

Double glazing throughout, full rewiring, and discreetly installed smart lighting switches maintain both comfort and the integrity of this exceptional home's historic details.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES