

Stunning 4-bedroom character village property with 3 terraces and pool in Caunes-Minervois

EXCLUSIVE



INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	4
Bath:	4
Floor:	245 m2
Plot Size:	150 m2

IN BRIEF

Discover this gorgeous three-storey 'maison de vigneron' with pool and terraces in Caunes-Minervois. Featuring 3 double bedrooms, a stunning 80m2 master suite on the second floor, and 4 bathrooms, this fully renovated, spacious home blends traditional charm with modern comfort and elegance.

The ground floor offers a stylish open-plan kitchen and dining room; a cosy living room with woodburner; a bathroom with WC; and a huge workshop.

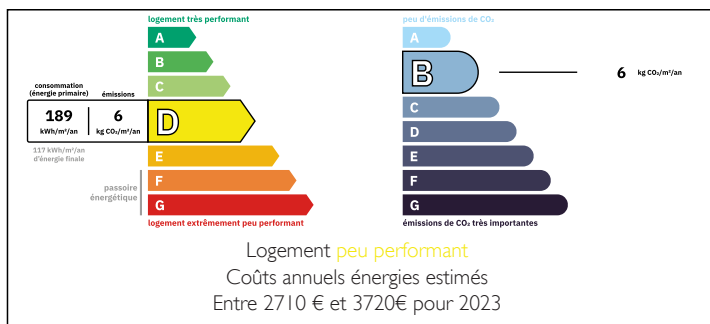
The first floor has three double bedrooms, one with ensuite bathroom, and a family bathroom with bathtub, shower and WC.

The top floor is given over entirely to the stunning master suite with its high beamed ceilings, pellet stove, and ensuite bathroom with bathtub, shower and WC, ensuring comfort and privacy.

The courtyard is accessed directly from the kitchen area, and stairs lead up to the pool terrace and



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

This gorgeous double-fronted 'maison de vigneron', rich in character and thoughtfully renovated, is ideally located in the sought-after village of Caunes-Minervois. Built around 1840, the house is filled with original features, including tall windows, exposed beams, marble fireplaces and a lovely stone staircase.

The outdoor space offers a delightful 30m2 private courtyard, perfect for alfresco dining, from where stairs lead up to the sunny 75m2 pool terrace and summer studio. The L-shaped 6x3.5m pool has a new liner, guaranteed for 20 years. The summer studio offers a cool retreat from the summer heat. A further 50m2 terrace with a shady pergola is the perfect spot for relaxing with a sunowner.

As you enter through the double front door, a hallway leads you into the stylish open-plan fully-fitted kitchen and dining room, which open onto the courtyard, seamlessly connecting indoor and outdoor living. The elegant living room benefits from a woodburner and fireplace in the famous local Caunes marble. From the kitchen, a rear hallway takes you to a roomy ground-floor bathroom with shower, basin and wc, and into the 36m2 workshop.

The first floor landing opens onto a pretty wrought-iron Juliet balcony, overlooking the valley opposite. From the landing, you find three sun-filled double bedrooms, all beautifully decorated to retain their original charm. One of the bedrooms has a cute ensuite bathroom and built-in wardrobes, and there is a family bathroom with freestanding bathtub, walk-in shower, basin...

LOCAL TAXES

Taxe foncière: 2697 EUR

Taxe habitation: EUR

NOTES