

## Elegant 19th-century 4-bedroom winemaker's house with pool in Caunes-Minervois



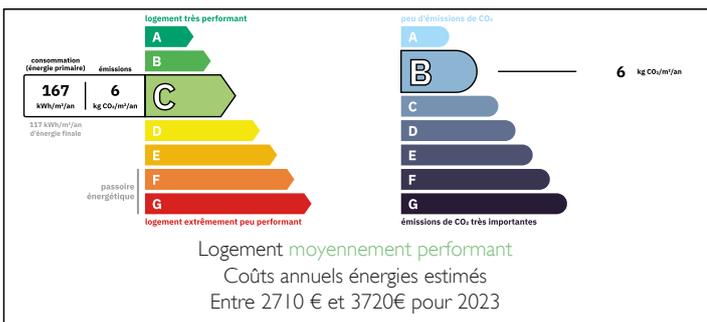
## INFORMATION

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

## IN BRIEF

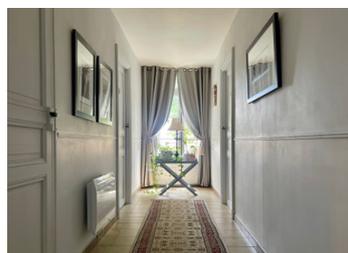
This beautifully restored 19th-century maison de vigneron is set in the heart of Caunes-Minervois, a vibrant village in southern France known for its charm, culture, and excellent amenities. The home offers 3 double bedrooms, 4 bathrooms, and a stunning 80m<sup>2</sup> master suite with beamed ceilings and pellet stove. Enjoy a spacious kitchen/dining area, elegant living room with marble fireplace and woodburner, a bathroom and a large workshop. Outside, a private courtyard leads to a sunny pool terrace, summer studio, and upper terrace with pergola. High-speed fibre internet, easy on-street parking, and just 30 mins from Carcassonne Airport. Ideal as a permanent residence, holiday home, or rental investment in one of the most desirable regions of Occitanie.

## 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, built around 1840 and beautifully renovated with care and character, is ideally located in the highly sought-after village of Caunes-Minervois. Brimming with original features—tall windows, exposed beams, marble fireplaces, and a stunning stone staircase—the house effortlessly blends period charm with modern comfort.

Outdoor living is at its best here. A 30m<sup>2</sup> private courtyard offers the perfect spot for alfresco dining, with stairs leading to a sunny 75m<sup>2</sup> pool terrace and a cool summer studio—ideal for relaxing or hosting guests. The L-shaped 6x3.5m pool features a newly installed liner with a 20-year guarantee. A further 50m<sup>2</sup> terrace with a shaded pergola invites you to unwind with a sunlounger and enjoy sweeping views.

Inside, the home is just as impressive. The elegant entrance hall leads into a stylish open-plan kitchen and dining area, opening directly onto the courtyard for seamless indoor-outdoor living. The cosy living room features a wood-burning stove and a fireplace in Caunes' famous red marble. A rear hallway leads to a spacious ground-floor bathroom with shower, basin, and WC, and opens into a generous 36m<sup>2</sup> workshop—ideal for hobbies, storage, or conversion.

On the first floor, the landing opens onto a Juliet balcony with lovely valley views. Here, you'll find three sunlit double bedrooms, all tastefully decorated to retain their original charm. One includes a chic ensuite bathroom and built-in wardrobes. A stylish family bathroom features a freestanding bathtub, walk-in shower, basin, and WC. A handy linen cupboard completes the floor.

Ascend...

## LOCAL TAXES

**Taxe foncière: 2697 EUR**

**Taxe habitation: EUR**

## NOTES