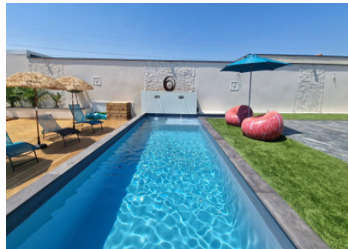


Stylish Luxury 4 bedroom contemporary villa with heated pool , parking, garage situated in a quiet location.

EXCLUSIVE



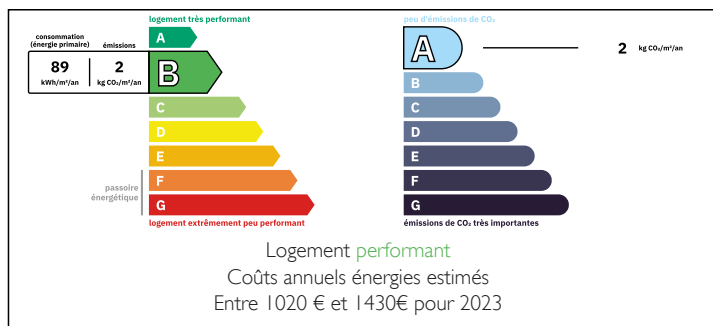
INFORMATION

| | |
|-------------|---------|
| Town: | Pépieux |
| Department: | Aude |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 144 m2 |
| Plot Size: | 1063 m2 |

IN BRIEF

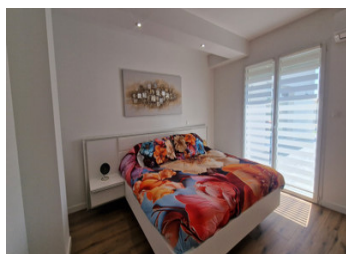
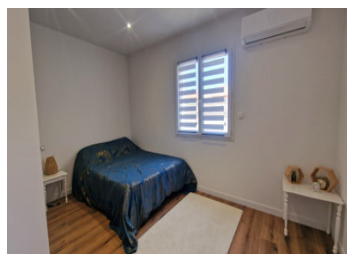
Discover this exceptional luxury 4-bedroom villa built in 2024, designed for stylish contemporary living. Located in the charming Minervois village of Pépieux, it offers a perfect mix of elegance, comfort, and practicality. The open-plan living space flows seamlessly to the outdoors, where a heated saltwater luxury pool awaits you, sun terraces, and a landscaped garden with Mediterranean planting create a true private oasis. With four bedrooms, including master suite with dressing room , stunning shower rooms , a spacious open-plan living area with a sleek designer kitchen, and a large garage providing ample storage, this villa is both functional and elegant. Built with high-quality materials, it is move-in ready and designed for year-round enjoyment. Perfectly situated walking distance to all amenities and close to the stunning vineyards of the Minervois, this property is...

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 818 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Features

High-spec double glazing for comfort and energy efficiency

Motorised electric shutters adding security and convenience

State-of-the-art reversible air conditioning providing year-round climate control

Designer fitted kitchen with premium integrated appliances

Opulent marble-clad shower rooms with refined finishes

Elegant flooring – a blend of polished marble tiles and warm solid wood

Heated saltwater swimming pool (9m x 3m) with cascading water feature

Expansive sun-drenched decked terrace perfect for entertaining and relaxation

Beautifully landscaped, low-maintenance gardens with Mediterranean planting

Luxury outdoor dining & BBQ area for memorable gatherings

Private pétanque court for leisure and lifestyle

Large garage and private parking

Property Features

Habitable Space – 144.45 m²

Living room / open-plan living area: 59.33 m²

Bedroom 1: 12.24 m²

Bedroom 2: 11.40 m²

Bedroom 3: 13.25 m²

Bedroom 4: 13.26 m²

Bathroom 1: 5.95 m²

Bathroom 2: 7.58 m²

Dressing room: 5.52 m²

WC: 1.65 m²

Hall: 4.21 m²

Corridor: 10.06 m²

Garage – 32.45 m²

utility room

Pepieux a charming friendly village in the Minervois, with boulangerie ,epicerie restaurant/takeaway and popular Bar.