

UNIQUE! CENTRE MINERVE - Spacious Property (210m) with Gallery, Residence with Generous Terrace, & Studio

EXCLUSIVE

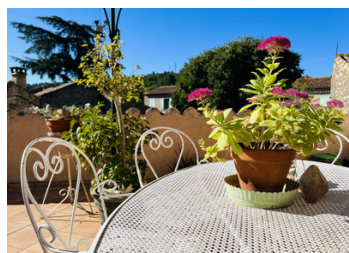


INFORMATION

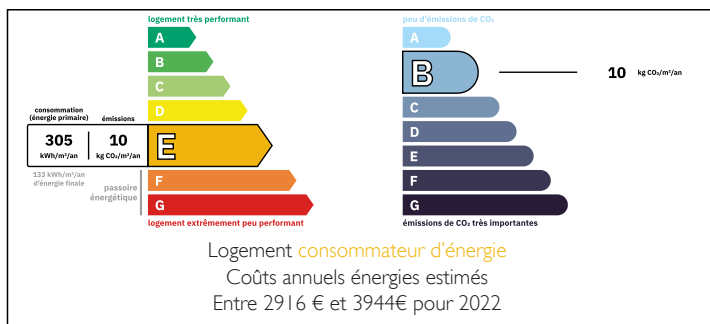
Town:	Minerve
Department:	Hérault
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	25 m2

IN BRIEF

A rare opportunity in what is officially one of France's Most Beautiful Villages: 210 m² of versatile living and creative space, currently combining a one-bedroom main residence, a split-level gallery on the ground floor, and a self-contained top-floor studio with shower room and kitchenette.

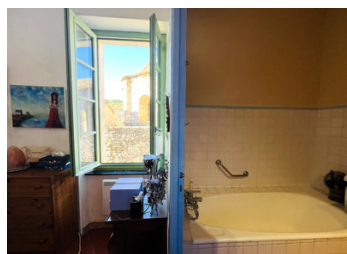


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

In the heart of Minerve, officially recognised as one of Les Plus Beaux Villages de France, this exceptional 210 m² property offers both space and versatility. With three distinct levels, it is perfectly suited for those seeking a unique combination of lifestyle, creativity, and potential income.

Ground Floor – Art Gallery (split level): Currently arranged as an open gallery space, accessible to the public, this area offers high ceilings and natural light — ideal for exhibitions, a creative workshop, or to be reimagined as a superb additional living space.

First Floor – Main Residence: A comfortable one-bedroom apartment serves as the heart of the home, featuring a bright living area, fitted kitchen, bathroom, and direct access to a private terrace with open views of the Mairie gardens.

Top Floor – Independent Studio: A flexible space of character, currently used as an artist's studio. Equipped with a shower room and kitchenette, it can be used for guests, seasonal rental, or as a self-contained pied-à-terre.

This property's configuration makes it a rare find: a private residence combined with creative or commercial potential, in a prime location just steps from Minerve's cafés, boutiques, and cultural landmarks.

With its historic setting, spacious layout, and versatile design, this is an opportunity to own not just a home, but a landmark property in one of the Languedoc's most celebrated villages.

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