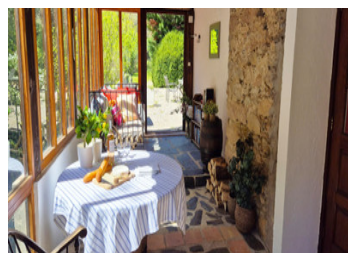
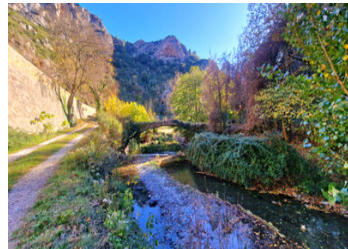
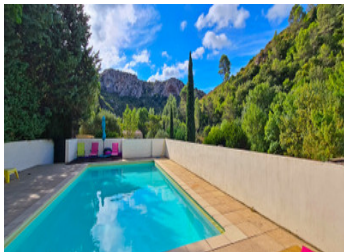


Stunning unique location for this property with 4 Independant gites , close to Caunes Minervois

EXCLUSIVE



INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	11
Bath:	6
Floor:	418 m2
Plot Size:	10200 m2

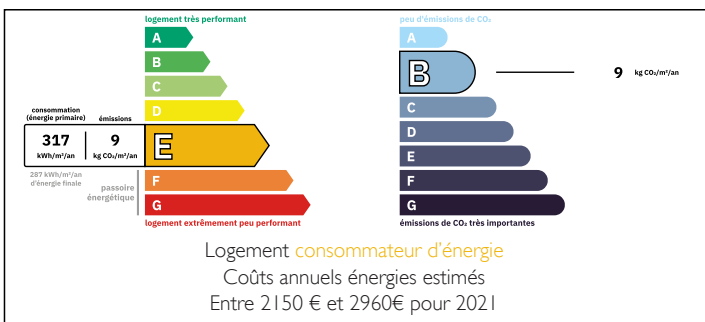
IN BRIEF

Discover a rare gem ,charming main house 155m2 and four independent gîtes . The spacious main house offers a good sized living space and 2/3 comfortable bedrooms ideal for private living or to host guests. The four separate gîtes are fully equipped and ready to rent: each has its own entrance, kitchen private bathroom, and outdoor space .

Set along the tranquil banks of the river Argent-Double, the estate blends history and nature perfectly: ancient stone bridge, dramatic cliffs and lush greenery create a peaceful, natural atmosphere, while nearby the historic village of Caunes-Minervois — with its vineyards, local markets, artisanal shops, 9th-century abbey and restaurants , offers all conveniences just minutes away.

With a large swimming pool, garden areas, terraces parking on site, this property is ideal for those

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: 950 EUR

NOTES

DESCRIPTION

Au Pont Romain enjoys a privileged setting on the edge of the medieval village of Caunes-Minervois, resting beside the gentle Argent-Double River. Once an historic marble mill, this remarkable domaine now extends across 1 hectares of serene private grounds, offering uninterrupted views of the Montagne Noire. Despite its complete tranquillity and immersion in nature, the estate is only a 15-minute stroll from cafés, bars, seven restaurants, boutiques, the 9th-century abbey, and several renowned art galleries.

The property includes four beautifully presented and fully equipped gîtes, each with its own distinct charm:

La Rivière (51 m²) – a spacious 3-bedroom riverside gîte accommodating up to 6 guests.

Le Pont (49 m²) – a bright, single-level apartment for 4, with views of the Roman bridge.

Le Moulin (62 m²) – an elegant one-bedroom retreat with a private terrace.

La Montagne (78 m²) – a rustic 2-bedroom gîte with breathtaking mountain views.

Complementing the gîtes is the main house (155 m²), which offers spacious and comfortable living areas. The ground floor features a generous open-plan dining and living room with a wood burner, a fully fitted kitchen, a shower room, and an additional room that can serve as either a bedroom or a home office. On this level, a large ensuite bedroom with direct garden access provides an excellent opportunity for a chambre d'hôtes room or private guest suite.

The first floor offers one bright and airy bedroom plus another room which could be adapted into a bedroom, ideal for owner's accommodation or...