

Fabulous location in the Minervois for this three bedroom house plus 4 gites , pool and stunning views



## INFORMATION

Town:	Agel
Department:	Hérault
Bed:	9
Bath:	5
Floor:	275 m2
Plot Size:	5560 m2

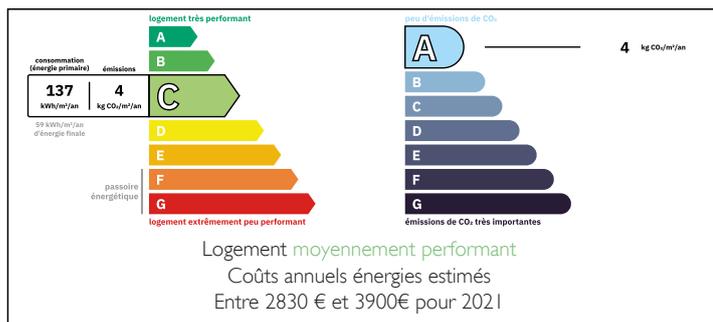
## IN BRIEF

Perched in a commanding position in the heart of the Minervois, this beautifully renovated stone estate offers awe-inspiring, uninterrupted views over vineyards and countryside . The property combines an exceptional lifestyle with proven income potential, comprising a spacious three-bedroom main house and four independent gîtes.

The main house offers comfortable year-round living with bright, generous interiors, while each gîte has been renovated to a high standard, blending character with modern comfort. Set within expansive private grounds, the estate enjoys tranquility, privacy and multiple outdoor areas.

A standout feature is the spectacular panoramic hillside terrace, ideal for hosting weddings and private events. A private kidney-shaped swimming pool, perfectly positioned to enjoy the Mediterranean climate and views, completes the setting .Run as a successful, well-established business

## 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

Set in an elevated position with breathtaking panoramic views across , this beautifully renovated stone estate offers a rare blend of lifestyle living and proven income potential. The property provides a total habitable surface of 274.7 m<sup>2</sup>, comprising a spacious main residence of approx. 113 m<sup>2</sup> and four fully independent gîtes totalling approx. 162 m<sup>2</sup>. Set on a large plot of 5640 m<sup>2</sup>

Renovated to a high standard throughout, the estate benefits from double glazing, generous light-filled interiors and modern comfort. Each of the four gîtes has been completely refurbished, offering independent access, stylish new kitchens and shower rooms, air conditioning throughout, and well-designed open-plan living spaces, ideal for year-round rental or guest accommodation.

The main house occupies the upper level and features a stunning 45.7 m<sup>2</sup> open-plan living and dining area, complete with a brand-new sleek fitted kitchen and direct access to a large panoramic balcony. Three comfortable bedrooms (12.4 m<sup>2</sup>, 13.2 m<sup>2</sup> and 15.2 m<sup>2</sup>), a bathroom, utility room provide comfortable full-time living. From here, step directly out to the pool and terrace areas, perfectly positioned to take in the views.

Outdoor living is a true highlight. A large conservatory with decked terrace creates an exceptional space for entertaining and hosting events, while the brand-new swimming pool sits within landscaped gardens, designed to maximise privacy and sun exposure. Multiple terraces open onto the gardens and pool, complemented by a spectacular panoramic rooftop terrace with mountain-top views, currently used for weddings...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES