

Prestige Architect-Designed Villa – Panoramic Views & Noble Materials



INFORMATION

Town:	Pouzols-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	252 m ²
Plot Size:	4560 m ²

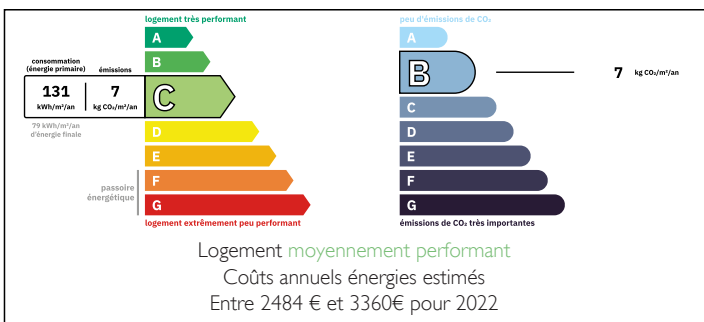


IN BRIEF

Set in a commanding position in the heart of the Minervois, this architect-designed villa enjoys panoramic views and absolute privacy within 4,560 m² of fully enclosed landscaped grounds. The property combines refined architecture with noble materials, including solid oak floors, wooden staircases and large timber-framed windows opening onto the surrounding vineyards.

Light-filled interiors flow seamlessly to terraces and a south-facing covered swimming pool, creating an elegant indoor-outdoor lifestyle. Terraced gardens, olive groves and independent studios complete this rare and character-filled residence, offering the essence of refined living in the South of France.

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.



DESCRIPTION

Perched in a commanding position in Pouzols-Minervois, this architect-designed villa of approximately 250 m² sits within 4,560 m² of fully enclosed landscaped grounds, offering spectacular views over the vineyards and rolling hills of the Minervois.

The gently sloping terrain naturally creates a series of distinct outdoor spaces: an olive grove to the north, a kitchen garden with secondary entrance to the east, the main entrance and carport to the west, and a sun-drenched south-facing pool area overlooking the landscape.

The entrance, marked by a copper door conceived as a work of art, sets the tone for the home's unique character. Inside, noble materials create a warm and elegant atmosphere: solid oak floors, wooden staircases, high-quality timber joinery, refined finishes, and volumes flooded with natural light.

The living spaces offer fluid circulation and open perspectives onto the outdoors: a bright 40 m² living room, a dining room with soaring ceilings and large windows opening onto a dominant terrace, and a spacious, functional kitchen with pantry.

The ground-floor master suite ensures comfort and privacy. Upstairs, a library and relaxation lounge with wood-burning stove provides a serene retreat and can be converted into one or two additional bedrooms, complemented by another bedroom, a bathroom, and storage.

A 36 m² attached studio with independent entrance, a second studio, workshop, two carports, and a 12 × 4 m covered swimming pool complete this rare property.

A unique and confidential residence, designed for connoisseurs of exceptional homes where architecture, noble materials, and nature harmonise in elegance.

LOCAL TAXES

Taxe habitation:

EUR

NOTES