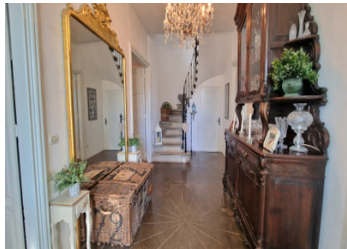


Fabulous Elegant Character 5 bedroom property with a stunning pool area in a popular Minervois Village

EXCLUSIVE



## INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	5
Bath:	5
Floor:	230 m <sup>2</sup>
Plot Size:	809 m <sup>2</sup>

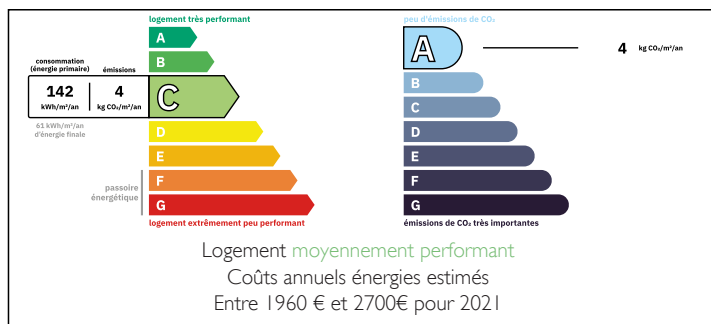
## IN BRIEF

Come and discover this fabulous home, rich in character and offering over 230 m<sup>2</sup> of habitable space. Behind its elegant double doors, a stunning entrance hall sets the tone for what lies beyond. The heart of the home is a luminous 40 m<sup>2</sup> lounge and dining room adorned with a beautiful marble fireplace — perfect for both relaxed living and refined entertaining. A second reception room with its own fireplace, a charming fitted kitchen, and a WC complete the ground floor.

Ascend the ornate stone staircase to three bright ensuite bedrooms . The second floor reveals two further ensuite bedrooms, each opening onto a private roof terrace with views .

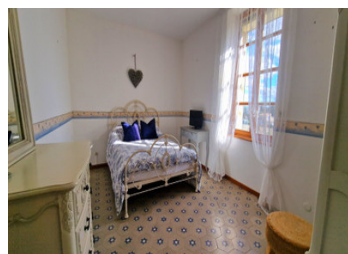
The true jewel of this elegant residence is the spectacular pool and terrace area, installed in 2024 — a heated 10 × 4 m pool with electric cover,...

## 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

Set in the heart of the Minervois wine region, La Livinière is a highly sought-after village known for its charm, relaxed lifestyle, and renowned vineyards. Surrounded by beautiful countryside, it offers an authentic southern French atmosphere with local restaurant, epicerie, wineries, and a welcoming community.

The lively market town of Olonzac is just minutes away for everyday amenities. Carcassonne and its airport are around 40 minutes away, Narbonne approximately 35 minutes, and Béziers about 45 minutes. The Mediterranean coast can be reached in 45–50 minutes, making La Livinière an ideal base to enjoy both countryside living and coastal escapes in the South of France.

## LOCAL TAXES

Taxe foncière: 1 600 EUR

## PROPERTY FEATURES

- Approx. 230 m<sup>2</sup> of generous living space
- Five large double bedrooms, each with its own ensuite bathroom
- Dressing room on 1st floor
- Utility area on 2nd floor
- Double glazing throughout for comfort and energy efficiency
- Mosquito screens installed on openings
- Electric shutters
- Reversible air conditioning providing heating and cooling all year round
- Attractive 809 m<sup>2</sup> plot offering privacy and outdoor space
- Planning permission already granted for a 7 x 4 m garage
- Plus planning permission for an Independent pool house
- Newly installed 10 x 4 m heated swimming pool
- Expansive terrace, perfect for outdoor dining, relaxing, and entertaining

## NOTES

Viewing highly recommended perfect family home  
Bed and Breakfast potential