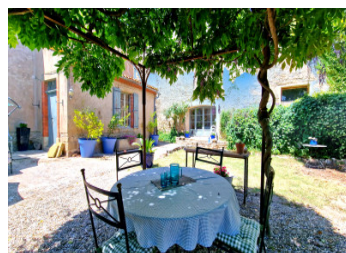
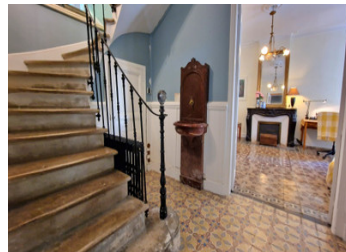
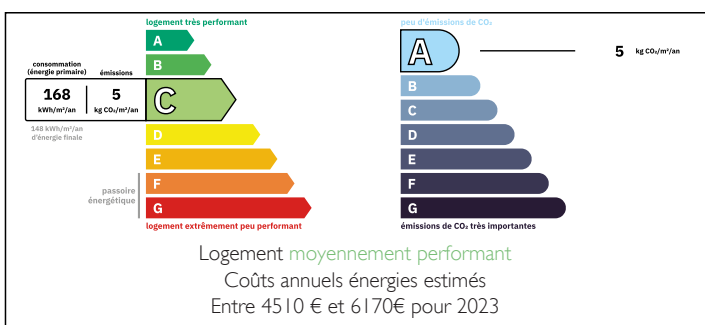


An exceptional Maison de Maître combining timeless elegance, outbuildings, beautiful gardens and pool.

EXCLUSIVE



ENERGY - DPE



INFORMATION

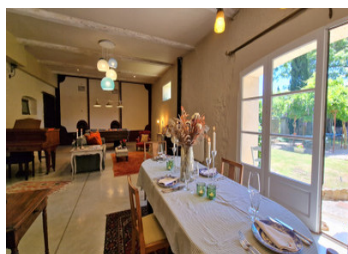
Town:	Peyriac-Minervois
Department:	Aude
Bed:	6
Bath:	5
Floor:	353 m2
Plot Size:	1736 m2

IN BRIEF

Step into timeless French elegance with this stunning Maison de Maître 353m², beautifully combining authentic character with modern comfort. Original encaustic tiled floors, marble fireplaces, authentic stone staircases, create a warm and refined atmosphere throughout. The spectacular 70m² living and dining room, with the original wine vats, offers an exceptional space for entertaining, complemented by a modern fitted kitchen and air conditioning. The first floor features two luxurious ensuite bedrooms, while the second floor provides four further bedrooms and two ensuite shower rooms. Outside, enchanting gardens shaded by magnificent centenary trees offer multiple seating areas plus a swimming pool. A large outbuilding with shower room awaits renovation, while a huge garage and upper floor provide excellent potential for expansion. Ideal as a prestigious chambre d'hôtes or an exceptional family home in a charming village setting. Rare opportunity. Full...

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

Additional Features & Potential

Beautifully upgraded throughout, combining timeless character with modern comfort and practicality.

Brand-new pellet-fired central heating system, providing sustainable, energy-efficient and economical heating throughout the house via radiators.

Double glazing throughout, ensuring excellent insulation, comfort and reduced energy consumption.

Reversible air conditioning, offering year-round climate control.

Elegant entrance hallway leading to two generously proportioned period reception rooms, both featuring beautiful original marble fireplaces and abundant character.

Recently installed contemporary kitchen fitted with quality SMEG and Bosch appliances.

Upgraded electrical installation, providing added convenience and peace of mind.

Gardens & Outdoor Living

Set within approximately 1,736m² of beautifully landscaped, enclosed gardens.

Charming walled grounds offering privacy and tranquillity.

Magnificent mature trees and established planting create a peaceful setting.

Attractive salt water 6m x 3.25m² swimming pool area designed for relaxation and entertaining.

Numerous seating and dining areas to enjoy the Mediterranean lifestyle.

Outbuildings & Development Potential

Substantial 140m² stone outbuilding, offering exceptional conversion potential.

Approximately 70m² ground floor.

Approximately 70m² first floor.

Already benefits from double-glazed windows and a bathroom.

Ideal for conversion into a gîte, guest accommodation, independent apartment, artist's studio or home office.

Additional 18m² outbuilding with its own independent shower room, offering further flexibility

NOTES