

## Rare Purpose-Built Wheelchair-Accessible Home with Gardens in Sought-After Villeneuve-Minervois



## INFORMATION

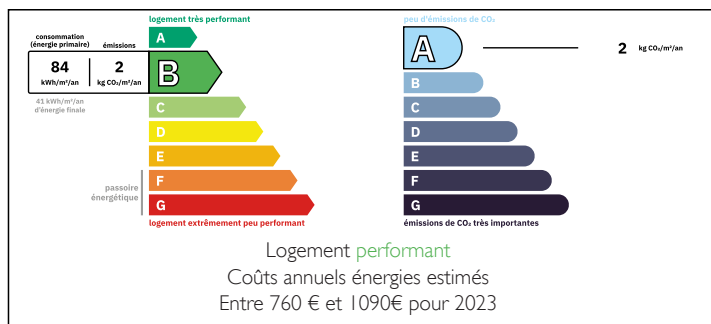
|             |                      |
|-------------|----------------------|
| Town:       | Villeneuve-Minervois |
| Department: | Aude                 |
| Bed:        | 2                    |
| Bath:       | 2                    |
| Floor:      | 118 m2               |
| Plot Size:  | 1501 m2              |

## IN BRIEF

Rare opportunity! Purpose-built, fully wheelchair-accessible, this beautifully presented single-storey timber-framed home offers comfort, style and exceptional energy efficiency in the sought-after village of Villeneuve-Minervois. Designed for independent living, it features extra-wide doorways, level thresholds throughout, spacious circulation areas, two adapted bathrooms with roll-in showers and grab rails, a bright open-plan living area with wood burner and reversible air conditioning, a fully equipped kitchen, pantry and garage. Front and rear decked terraces, landscaped gardens, vegetable plot, summer kitchen and open views complete this peaceful setting. Ideal for retirees, downsizers or anyone seeking an accessible, future-proof home close to excellent village amenities. A rare property combining practicality, quality and comfort.

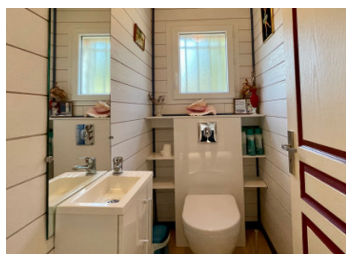


## ENERGY - DPE



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

Purpose-built wheelchair-accessible homes of this quality are rarely available in the Minervois, making this an exceptional opportunity.

Located in the sought-after village of Villeneuve-Minervois, this beautifully presented, single-storey timber-framed home has been thoughtfully designed to offer exceptional comfort, accessibility and ease of living. Purpose-built to be fully wheelchair accessible, it combines practical design with high-quality finishes and excellent energy efficiency. It is ideally suited to those with mobility needs, while also appealing to retirees, downsizers or anyone seeking a comfortable, low-maintenance home. Set in a peaceful location, the property enjoys lovely open views and a tranquil environment.

Electric entrance gates open onto a generous parking area to the rear of the house, providing ample space for several vehicles and easy level access to the garage. The welcoming entrance hall leads into a bright and spacious open-plan living area, complete with reversible air conditioning and a wood-burning stove for year-round comfort.

Designed with accessibility in mind, the home benefits from extra-wide doorways, level thresholds throughout and spacious circulation areas, allowing easy wheelchair access to every room. The fully equipped kitchen features an induction hob, oven, cooker hood, fridge-freezer and extensive storage, making it both practical and stylish. Wide doors from both the kitchen and living room open directly onto the decked terrace, creating a seamless transition between indoor and outdoor living.

A large walk-in pantry, fitted with additional storage units, connects the kitchen directly to the garage, providing exceptional everyday convenience.

The private sleeping accommodation comprises two double bedrooms, including...

## LOCAL TAXES

**Taxe foncière: 1951 EUR**

## NOTES