

Character property with guest house, pool and 85 m leisure barn with spa



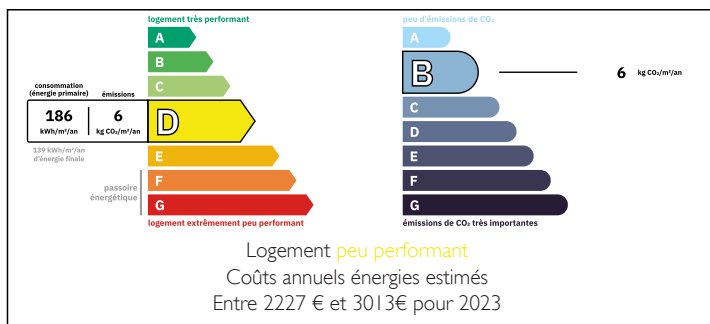
INFORMATION

Town:	Sainte-Valière
Department:	Aude
Bed:	5
Bath:	3
Floor:	180 m2
Plot Size:	604 m2

IN BRIEF

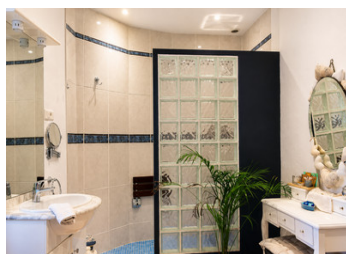
Character property in Sainte-Valière, in the Minervois near Narbonne, offering approx. 180 m² of living space plus an impressive 85 m² stone barn. The main house has 3 bedrooms, while the fully independent guest house, with its own private access, offers a further bedroom and large open sleeping area – ideal for family, guests or holiday rentals. Outside, a private south-facing courtyard leads to a 7 x 4 m pool, with gated parking for up to 4 cars. Directly accessible from both the house and pool terrace, the characterful stone barn is arranged as a summer lounge and leisure/wellness area with spa and table tennis. Reversible air conditioning in all bedrooms adds year-round comfort. Currently used as holiday accommodation, this versatile property is ideal for family or multi-generational living, a second home with guest accommodation, or an attractive...

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

CHARACTER PROPERTY WITH INDEPENDENT GUEST HOUSE, POOL AND 85 M² LEISURE BARN NEAR NARBONNE

Character property in the South of France offering approx. 180 m² of habitable space, an independent guest house, an impressive 85 m² stone leisure barn, south-facing courtyard with swimming pool and private parking for up to four vehicles – currently used as holiday accommodation.

Set in the heart of the wine-producing village of Sainte-Valière in the Minervois, this highly versatile property combines the charm of a traditional village home with independent guest accommodation, generous outdoor living and an exceptional additional leisure space.

Dating from around 1880, the property offers approximately 180 m² of habitable space on a 604 m² plot, complemented by an impressive 85 m² former stone barn. Hidden behind its discreet village setting is a surprisingly private ensemble arranged around a charming courtyard, leading through to the south-facing pool terrace and garden.

The configuration makes the property particularly appealing as a permanent family home, a multi-generational residence, a holiday home with independent accommodation, or a home-and-income opportunity. The property is already used as holiday accommodation, with the two dwellings rented either together or separately.

THE MAIN HOUSE

The main house opens directly into a welcoming living room with open-plan kitchen and dining area. An insert fireplace provides a cosy focal point, while the generous dining area and open-plan kitchen create an inviting space for everyday living and entertaining.

LOCAL TAXES

Taxe foncière: **3364 EUR**

NOTES