



ELEGANT RENOVATED 8-BED MAISON DE
MAÎTRE WITH DELIGHTFUL GARDEN AND POOL
IN A SUPER, LIVELY MINERVOIS VILLAGE.

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PROPERTY FACT FILE	
REFERENCE	A06534
PRICE	€ 690,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (657 143 EUR hors honoraires)
BEDROOM	8
BATHROOM	4
ACCOMMODATION	358 m ²
LAND	322 m ²
TOWN	Pépieux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains Drains, High speed internet, Close to golf course
*Price based on current exchange rate which is subject to change	



- Absolutely gorgeous inside and out
- Ready to move into
- Stylish and smart
- Suitable for a large family or B&B
- Central to the Minervois

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A gorgeous house and former presbytery, marvellously renovated and decorated, in a village with amenities only 4 km from the market town of Olonzac. Ideal with its delightful, manageable garden full of flowers and sunlight, with a covered sitting area and a lovely 7m by 4m pool. Plenty of space to sit and sunbathe or invite friends and family to eat

DESCRIPTIF

In a quiet street in this growing village, now with the best café/bar in the area, is this fine house steeped in history, with imposing double doors leading into a wide and spacious hall (26.7m²) paved with terracotta tiles, and with an archway in the centre.

On the left is the beautiful kitchen of 21.5m² and its stylish grey units, partly fitted, partly unfitted, its generous granite worktops, panelling and large south-facing windows.

An opening leads into the dining room of 24m², facing west, with a large window, dado panelling, a marble fireplace and elegant cornices. and double doors leading out into the garden. A travertine-paved terrace with dining and barbecue areas precedes the sun lounge terrace next to the pool, and opposite is the covered outside sitting area, all surrounded by climbing fragrant plants, a bay tree, roses, trumpet vines, an olive tree, jasmine and virginia creeper and a stone wall enclosing the 12m by 12m garden.

Opposite the kitchen is a large pantry - all the rooms have panelled double doors - and opposite the dining room is a gracious sitting room of nearly 34m², with two large windows facing east, decorated floor tiles, cornices, a marble fireplace and a large walk-in cupboard. A door leads to a study of 12.3m² with panelling and a parquet floor.

From the hall there is a utility room and WC, and a door to the stairwell, which has a lift, stone stairs and a curved door to an outside store with access from the garden.

The first floor la

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06534>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

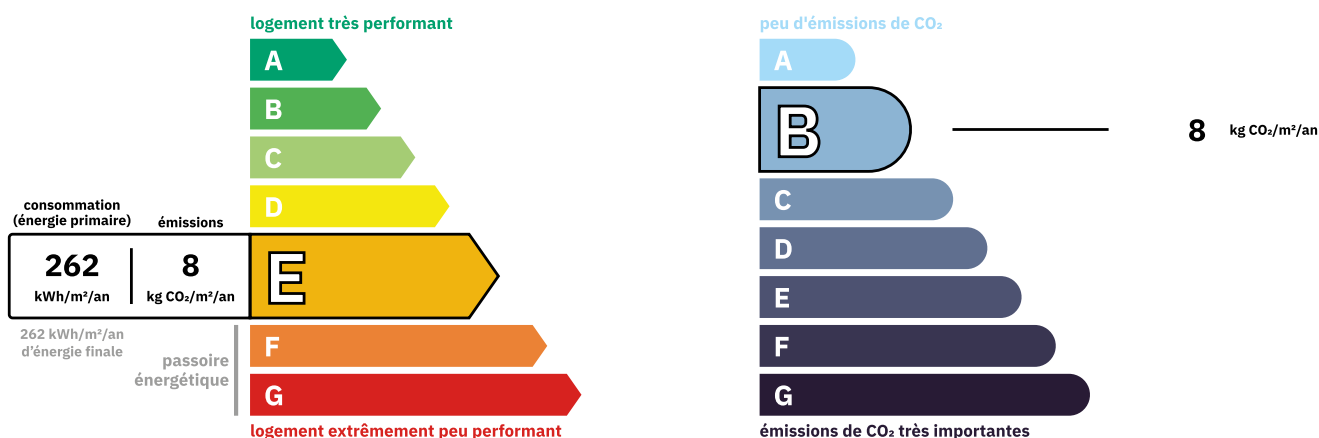
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Energy consuming**
Estimated annual energy costs
between 6716 € and 9086€ for 2021

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CONTACT

Réf : A06534
FILE COMPLETE
AND PHOTOS
ON REQUEST

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