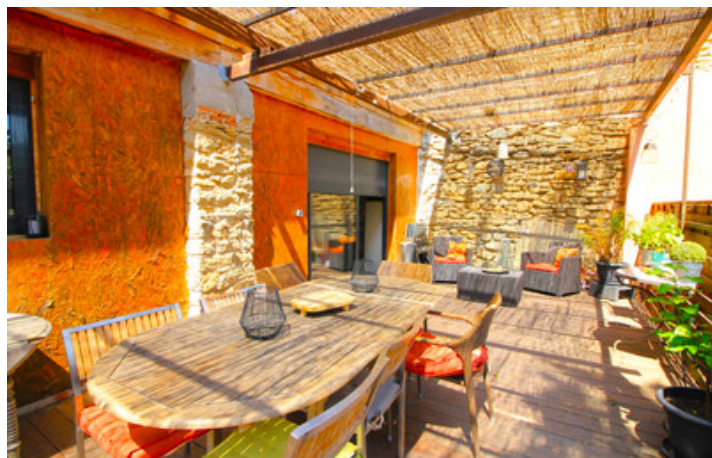


Fabulous character property well renovated. 5 bedrooms, 5 bathrooms. Garden and above ground pool.



INFORMATION

Town:	Félines-Minervois
Department:	Hérault
Bed:	5
Bath:	5
Floor:	3 10 m2
Plot Size:	700 m2

IN BRIEF

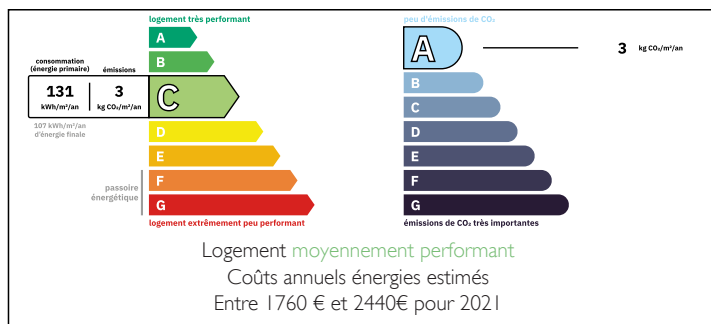
Exquisite barn conversion nestled in the picturesque village of Felines Minervois. This character property enjoys a tranquil setting and has been intelligently partitioned into two distinctive residences, configured as an inviting 4-bedroom gite and an elegant 1-bedroom apartment. Each boasts its private entrance and secluded garden.

Upon entry, you have a resplendent 100m2 living expanse with exposed stone walls and timbered ceilings, plus a well designed retro-style kitchen, with integrated appliances. Ascending the staircase reveals four generously proportioned bedrooms, each with ensuite shower facilities.

The other wing of the house presents a one-bedroom apartment featuring a well-appointed living room of 38m2 with a fitted kitchen, good sized bedroom, large bathroom with walk-in shower, spa bath, and twin basins.

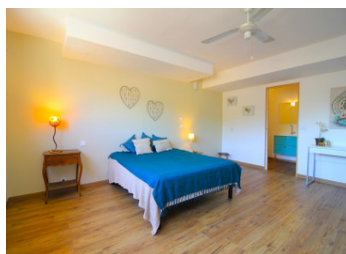


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1780 EUR

NOTES

DESCRIPTION

The house boasts modernized electrical and plumbing systems, complemented by wood-burning stoves and electric radiators. The main living area features a polished concrete floor, adding to its aesthetic appeal.

Situated on a generously sized 700m² plot, the location in Felines Minervois provides an advantageous position for exploring the region. Merely 29km from Carcassonne, it is surrounded by breathtaking countryside and picturesque vineyards. Furthermore, essential amenities are conveniently located nearby in the village of Peyriac Minervois, just 7.5km away.

The area is well-connected for transport with flights from

Carcassonne, Toulouse, Montpellier, Béziers and Perpignan

This is a superb family property, ideal if both a home and an income are required.

Visit recommended.

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