

## Renovated Stone Village House with 4 Bedrooms and Private Walled Terraces, Minervois



## INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	296 m <sup>2</sup>

## IN BRIEF

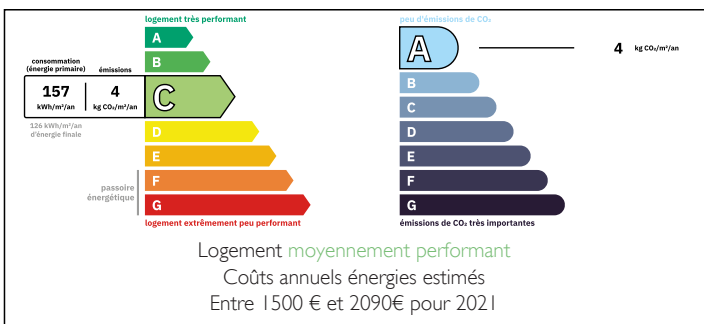
Beautifully renovated, this characterful stone village house blends authentic charm with modern comfort, offering flexible accommodation over three floors and three sun-drenched terraces designed for relaxed Mediterranean living.

The ground floor features a flagstoned living room, a welcoming living/dining space with wood-burner, a fully fitted open kitchen with pantry, and a guest WC. The first floor offers two generous double bedrooms, one with ensuite bathroom, plus a shower room and separate WC.

The bright second floor is devoted to an elegant master suite with ensuite shower room, dressing area and mezzanine, alongside a spacious fourth bedroom.

At the rear, the house opens onto a shaded dining terrace beneath mature trees, leading to a private

## 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

This beautifully restored village house is ideal as a comfortable full-time residence or an effortless lock-up-and-leave holiday home in the heart of the South of France.

Behind the main door, the ground floor opens into a characterful living room (22 m<sup>2</sup>) with flagstone flooring and exposed stone walls. A graceful stone arch leads to the living-dining room (20.5 m<sup>2</sup>), showcasing original regional tiles typical of the Languedoc, while a large wood-burning stove provides warmth and atmosphere during cooler months. The stylish open-plan kitchen (10.5 m<sup>2</sup>), fully fitted and equipped with a breakfast bar, benefits from a practical pantry for additional storage and opens directly onto the terraces and enclosed stone courtyards—an exceptional setting for outdoor dining and entertaining.

The first floor comprises a spacious landing, a shower room and separate WC. Two generous bedrooms are located here, including one with ensuite bathroom and built-in wardrobes. Polished quarry tiles run throughout the upper floors, adding continuity and elegance.

The second floor offers an impressive master suite (30 m<sup>2</sup>) with dressing area, mezzanine and shower room with separate WC, alongside a large fourth bedroom (26 m<sup>2</sup>) also featuring a mezzanine. A useful storage room completes this level.

Set in the centre of the sought-after Minervois village of La Livinière, renowned for its AOP wines, the property enjoys excellent local amenities including shops, bakery, pharmacy and restaurants. The medieval city of Carcassonne, a UNESCO World Heritage site, is just 30 minutes away, with the Mediterranean coast within 45 minutes. Convenient access...

## LOCAL TAXES

**Taxe foncière: 1333 EUR**

## NOTES