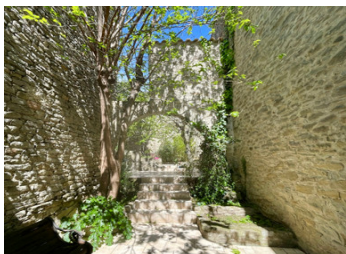


## Renovated Stone Village House with 4 Bedrooms and Private Walled Terraces, Minervois



## INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	296 m2

## IN BRIEF

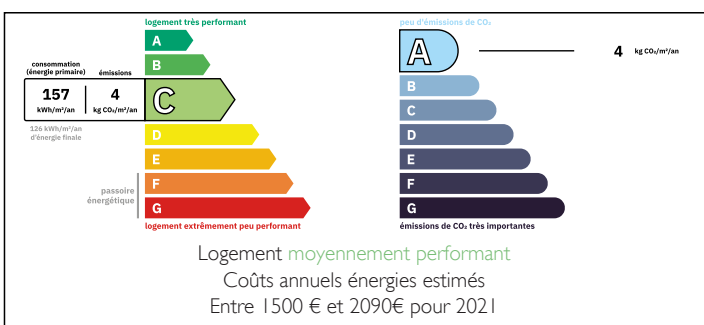
Beautifully renovated, this characterful stone village house blends authentic charm with modern comfort, offering flexible accommodation over three floors and three sun-drenched terraces designed for relaxed Mediterranean living.

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



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

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