LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35812PIC34 Price: 109 900 EUR

agency fees to be paid by the seller

Charming village house in medieval Quarante with sunny terrace & peaceful rempart setting







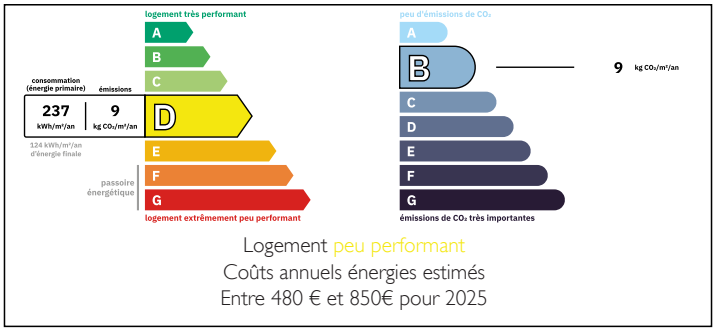








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 480 € et 850€ pour 2025

INFORMATION

Town:	Quarante
Department:	Hérault
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	28 m2

IN BRIEF

Located within the historic ramparts of the charming medieval village of Quarante, this beautifully renovated 95 m² stone house combines authentic character, peace and Mediterranean lifestyle. Tucked away in a quiet pedestrian lane with no cars passing in front of the house, it offers a rare sense of tranquillity just 30 minutes from the Mediterranean beaches.

The house features a bright kitchen and dining area opening directly onto a spacious south-facing 28 m² terrace, three bedrooms, a living room/office, shower room, laundry room and a vaulted cellar. Reversible air conditioning and electric heating provide year-round comfort.

All everyday amenities — including a bakery, grocery shop, butcher and bar-restaurant — are within walking distance, while Béziers, Narbonne and several airports are easily accessible. Ideal as a

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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.

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LOCAL TAXES

Taxe foncière: **309 EUR**

NOTES

DESCRIPTION

Located in the heart of a picturesque medieval village, this charming 95 m² stone house enjoys a truly unique setting within the old village ramparts. Tucked away in a peaceful pedestrian lane with no cars passing in front of the house, it offers a rare sense of calm, privacy and authenticity — the kind of atmosphere many dream of when imagining life in the south of France.

Fully renovated and filled with natural light, the house combines character and comfort while preserving the charm of traditional village life. One of its standout features is the beautiful south-facing terrace of almost 30 m², perfectly connected to the kitchen and dining area on the first floor. Elevated above the quiet lane below, the terrace feels wonderfully private and sheltered, becoming a true extension of the living space during the long Mediterranean summers. It is the ideal setting for slow breakfasts in the morning sun, relaxed lunches with family and friends or warm evenings enjoying an apéro as the light fades over the rooftops of the old village.

Picture this… waking up to the sound of birds rather than traffic, stepping outside into quiet cobbled streets steeped in history and walking to the local boulangerie for fresh bread and croissants. Later in the day, after exploring nearby vineyards, local markets, Mediterranean beaches or the rolling countryside of the Minervois, you return home to enjoy the peaceful atmosphere and the gentle rhythm of southern French village life.

The Minervois region is...