

Character 5-bedroom home with guest house, garden, pool & artist's studio in idyllic village, South of France

EXCLUSIVE



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Villeneuve-Minervois |
| Department: | Aude                 |
| Bed:        | 6                    |
| Bath:       | 3                    |
| Floor:      | 425 m2               |
| Plot Size:  | 3020 m2              |

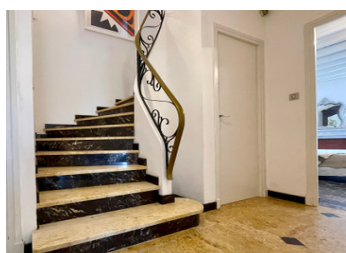
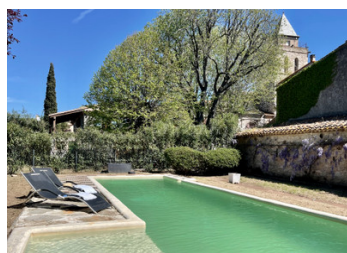
## IN BRIEF

UNDER OFFER.

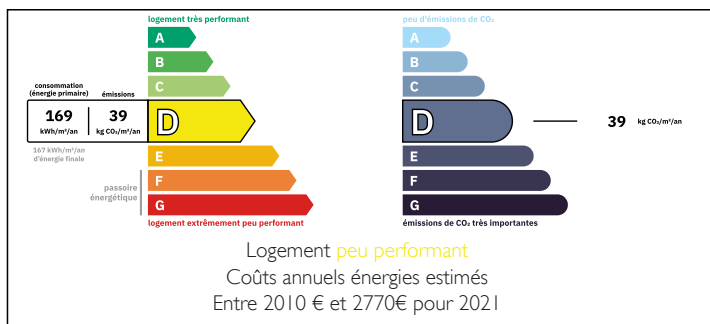
Beautifully located in a charming village in southern France, this character-filled property includes a 5-bedroom main house and a stylish guest house, set in private, landscaped grounds. The main residence features a spacious living room with fireplace, large eat-in kitchen, utility room, and five double bedrooms across two floors, along with two bathrooms, 3 w.c. and a rear patio with BBQ.

The guest house, a former winery, has been tastefully converted into a spacious first floor open-plan living area of 120m2 with exposed beams, wood-burning stove, west-facing verandah, bedroom, and bathroom.

Additional highlights include a 90m2 artist's studio/workshop, double garage and outbuildings, a fully fenced 12x3m pool, and gardens with mature trees, fruit trees, and a vegetable plot. Ideal for family



## 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: 5913 EUR**

## NOTES

## DESCRIPTION

Set in its own grounds in the heart of the sought-after village of Villeneuve-Minervois, this versatile property combines charm with comfort. Offering a 5-bedroom main residence, a beautifully converted guest house, and extensive additional spaces for creative or business ventures, it presents a rare opportunity in the scenic Minervois wine region.

The main house retains many original features—marble flooring, a stylish Art Deco staircase, and classic quarry tiles. The ground floor includes a spacious living room (34m<sup>2</sup>) with stone fireplace, a fitted kitchen/dining area (26m<sup>2</sup>), a utility room with w.c., and a ground-floor double bedroom (13.5m<sup>2</sup>) with marble fireplace and patio access. Sliding doors lead to a small rear patio with built-in BBQ

Upstairs, a generous landing leads to four bedrooms (ranging from 8.4m<sup>2</sup> to 16.6m<sup>2</sup>), all with built-in wardrobes, a large family bathroom, additional shower room, and separate w.c. The attic floor (110m<sup>2</sup>), already fitted with windows and radiators, offers excellent potential for further living space.

The stone guest house, a former winery, features a stunning first floor 120m<sup>2</sup> open-plan living space with exposed beams, wood-burning stove, modern kitchen, and partitioned bedroom with ensuite bathroom. French doors open onto a 27m<sup>2</sup> veranda overlooking the garden—perfect for sunset dining. The ground floor (120m<sup>2</sup>) includes a laundry room and could be transformed into a studio, gallery, or wellness center.

Adjacent to the main house is a double garage and wood store. Above is a bright 92m<sup>2</sup> studio/workshop with 4m beamed ceilings and a woodburner, ideal for artistic or remote...