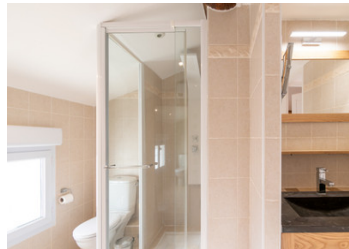


## Elegant South-of-France Residence with 6 En-Suite Rooms, Separate 80 m Apartment & Pool near Canal du Midi



## INFORMATION

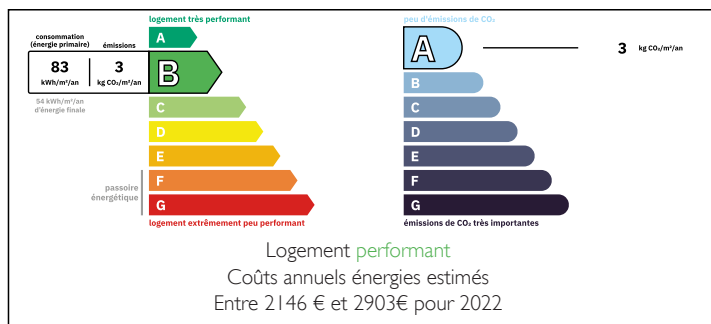
|             |         |
|-------------|---------|
| Town:       | Mailhac |
| Department: | Aude    |
| Bed:        | 8       |
| Bath:       | 8       |
| Floor:      | 360 m2  |
| Plot Size:  | 1000 m2 |



## IN BRIEF

In the heart of the Minervois, in the peaceful wine village of Mailhac, this charming and characterful residence offers generous accommodation and business potential. Renovated by Scottish owners around twenty years ago, the property combines authenticity and comfort, with gardens, a salt-water pool and several outdoor living areas. The main house features a private owners' suite with terrace, reception rooms, five en-suite guest bedrooms and a courtyard. An independent 80 m<sup>2</sup> apartment with two bedrooms, private terrace and separate access offers excellent rental or owner-accommodation flexibility. Reversible air conditioning throughout, pellet stove, wood-burning insert, new solar panels and recent pool equipment. Electric gate and parking for several vehicles. Just 20 km from Narbonne, 7 km from the Canal du Midi and 7 minutes from Bize-Minervois. Ideal as a beautiful family home, B&B or mixed residential and hospitality project.

## 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

A character-filled southern French residence, beautifully restored twenty years ago by Scottish owners, set in the peaceful wine village of Mailhac. Behind its discreet façade lies a generous, welcoming property where authenticity meets comfort and Mediterranean outdoor living. Ideal as a family haven, boutique B&B or a combined home-plus-rental business, and just 20 km from Narbonne.

Step into the owners' private entrance hall, with a utility room, storage and a WC, leading to a cosy private salon. Here, a pellet stove warms the salon, the kitchen and the multi-purpose reception room beside it, while a charming spiral staircase rises to the owners' bedroom suite with its own bathroom and private terrace overlooking the garden.

A second front door opens into the guest lounge. In summer, guests drift between this welcoming salon and the cool courtyard for shade and calm. In winter, the wood-burning insert brings warmth and atmosphere.

On the upper floors, four spacious guest rooms each offer their own bathroom. Comfort is year-round thanks to reversible air conditioning in every room.

A separate staircase leads further up to the fifth guest room with its own bathroom, and to the 80 m<sup>2</sup> independent apartment on the second floor. With its own entrance, two bedrooms, bathroom, open kitchen and living room, and a private terrace with barbecue and no overlooking, it is perfect for holiday rental or as an owners' apartment if the main house is rented out or run as a B&B. An internal door to the owners'...

## LOCAL TAXES

Taxe foncière: **6267 EUR**

## NOTES