

Stunning maison de maitre with nine bedrooms , walled garden and swimming pool popular village location



## INFORMATION

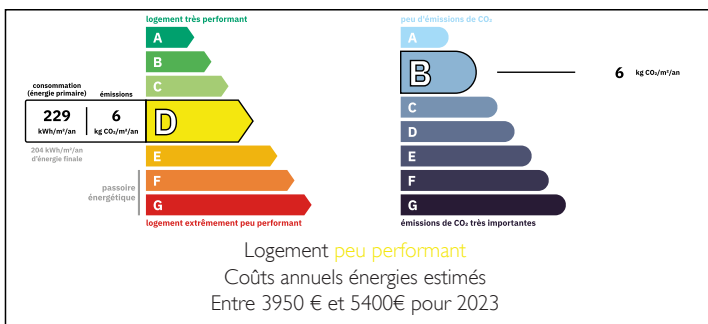
Town:	Ginestas
Department:	Aude
Bed:	9
Bath:	4
Floor:	400 m <sup>2</sup>
Plot Size:	200 m <sup>2</sup>

## IN BRIEF

A rare opportunity to acquire a magnificent Maison de Maître in a sought-after Minervois village close to Narbonne, ideally suited to a boutique chambre d'hôtes business. Offering over 400m<sup>2</sup> of elegant accommodation, the property immediately captivates with its grand entrance hall, majestic stone staircase and superb original encaustic tiled floors. The ground floor boasts three beautiful reception rooms bathed in natural light, showcasing timeless period charm, together with a characterful rustic kitchen. The first floor offers four elegant ensuite guest bedrooms with high ceilings, while the top floor provides five additional bedrooms to renovate, creating exceptional potential to expand the accommodation. Outside, a delightful private walled courtyard garden with swimming pool provides a tranquil oasis for guests. Rich in authentic French character and within walking distance of all amenities, this outstanding property perfectly combines lifestyle, heritage and income...



## 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

### The Property in More Detail

Beautifully decorated by the current owners, this character-filled home benefits from a new roof and retains a wealth of period features throughout.

You'll find original encaustic tiled flooring, sumptuous marble fireplaces, and stunning stone staircases. Other notable features include original wood casement doors and two elegant marble bénitiers in the entrance hallway, adding a touch of historic grandeur.

### Exterior

Outside, a beautiful walled courtyard garden of over 200m<sup>2</sup> offers multiple seating areas, ideal for relaxing or entertaining. The garden is adorned with Mediterranean plants and vibrant flowers, creating a private and tranquil oasis.

A Desjoyaux swimming pool (7m x 3.5m) completes the outdoor space – perfect for cooling off on warm summer days.

### Location

Set in a sought-after and friendly village, the property is within walking distance of all amenities: Boulangerie, Small supermarket, three restaurants, hairdressers, school and doctors.

### Location & Accessibility:

Ideally situated for exploring the region, Ginestas is just:

15 km from Narbonne, the historic Roman city

30 km from Béziers

30 km from the Mediterranean beaches

### Transport Links:

Convenient travel options include:

Airports in:

Toulouse, Montpellier, Béziers, Carcassonne, Perpignan

TGV (high-speed train) from Narbonne to Paris in just over 4 hours and 15 minutes

## LOCAL TAXES

Taxe foncière: **2700 EUR**

## NOTES