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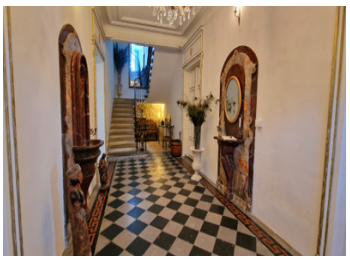
Ref: A37373CST11 Price: 665 000 EUR

agency fees to be paid by the seller

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

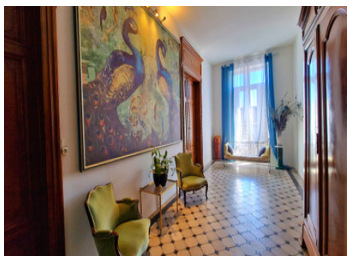
EXCLUSIVE







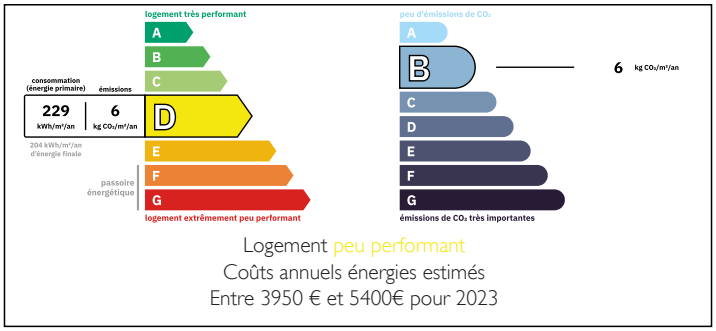








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3950 € et 5400€ pour 2023

INFORMATION

Town:	Ginestas
Department:	Aude
Bed:	9
Bath:	4
Floor:	400 m2
Plot Size:	200 m2

IN BRIEF

A rare gem in the heart of the Minervois, this magnificent Maison de Maître enjoys a privileged setting in a most sought-after village near Narbonne, just moments from the UNESCO-listed Canal du Midi and all amenities. Rich in authentic French charm and genuine period character, this elegant residence boasts over 400m² of accommodation.

The exquisite grand entrance hall, soaring ceilings, majestic stone staircase and original encaustic tiles, reflect distinguished heritage and refinement. Three beautiful light-filled reception rooms and a large charming rustic kitchen create inviting living and entertainment spaces. The first floor offers four stylish ensuite bedrooms, while the upper floor presents five additional rooms ready for transformation, offering outstanding potential.

Outside, a delightful walled courtyard garden with swimming pool provides a private oasis. A remarkable family home, boutique chambre d'hôtes or lifestyle investment, this exceptional property is

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.

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LOCAL TAXES

Taxe foncière:	**2700 EUR**

NOTES

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 200m² 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