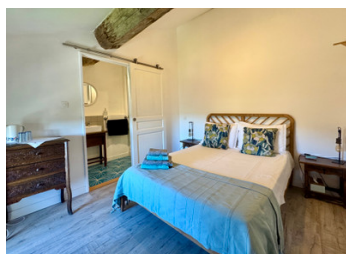


Large Maison de Village with Private Owner's Residence and Independent Four-Suite Gîte in Minervois village



INFORMATION

Town:	Montouliers
Department:	Hérault
Bed:	7
Bath:	8
Floor:	238 m2
Plot Size:	90 m2

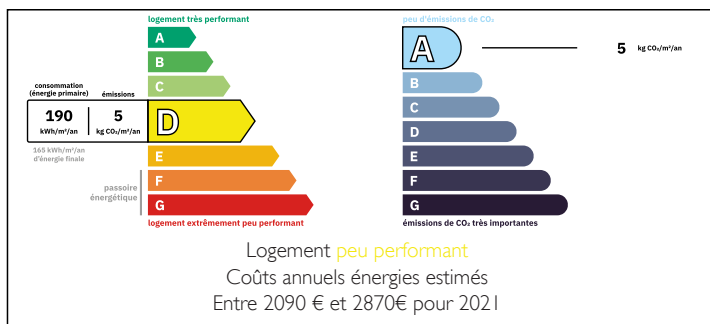


IN BRIEF

A magnificent Maison de Village offering the perfect balance between elegant family living and income potential. The private owner's accommodation occupies the ground floor, while the independent first-floor gîte features four beautifully appointed en-suite guest suites, its own living room and fully equipped kitchen.

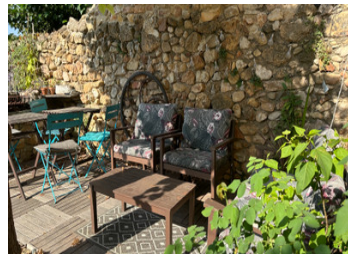
Whether you're looking for an exceptional family home, a lifestyle property with seasonal rental income, or a flexible home for extended family and guests, this remarkable property offers endless possibilities.

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: 700 EUR

NOTES

DESCRIPTION

Large Maison de Maître with Independent Guest Accommodation

In the heart of a charming Minervois wine village, this beautifully renovated Maison de Maître combines authentic French character with exceptional flexibility.

The property offers two completely independent homes:

- A spacious 3-bedroom owner's residence with study, living room and kitchen.
- A separate 4-bedroom en-suite gîte with its own living room and kitchen — perfect for holiday rentals, guests or multi-generational living.

A large garage/barn with a stylish wine bar and entertainment area add even more space for guests or family gatherings.

Outside, enjoy a front courtyard and a private back garden and off-street parking — all just moments from village amenities.

With 238 m² of living space, double glazing, updated plumbing and electrics, a wood-burning stove and a sound roof, it's ready to move straight into.

Only 30 minutes from Narbonne, under an hour from the Mediterranean beaches and airports, this is an ideal full-time home, holiday retreat or income-generating investment.

Character. Flexibility. Income potential. The South of France lifestyle starts here.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>