LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41945CST34 Price: 739 000 EUR

agency fees to be paid by the seller

Fabulous location in the Minervois for this three bedroom house plus 4 gites , pool and stunning views







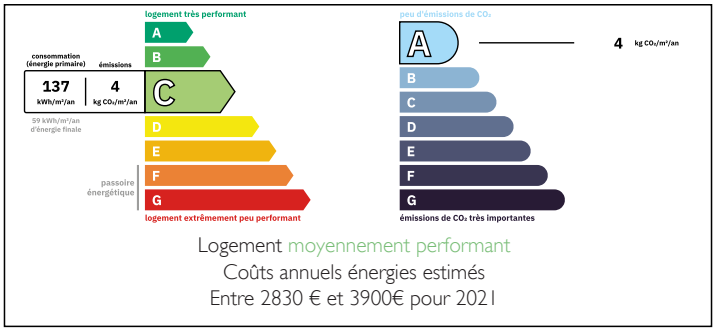








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2830 € et 3900€ pour 2021

INFORMATION

Town:	Agel
Department:	Hérault
Bed:	9
Bath:	5
Floor:	275 m2
Plot Size:	5560 m2

IN BRIEF

Perched in a commanding position in the heart of the Minervois, this beautifully renovated stone estate offers awe-inspiring, uninterrupted views over vineyards and countryside . The property combines an exceptional lifestyle with proven income potential, comprising a spacious three-bedroom main house and four independent gîtes.
The main house offers comfortable year-round living with bright, generous interiors, while each gîte has been renovated to a high standard, blending character with modern comfort. Set within expansive private grounds, the estate enjoys tranquillity, privacy and multiple outdoor areas.

A standout feature is the spectacular panoramic hillside terrace, ideal for hosting weddings and private events. A private kidney-shaped swimming pool, perfectly positioned to enjoy the Mediterranean climate and views, completes the setting .Run as a successful, well-established business

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1499 EUR**

NOTES

DESCRIPTION

Set in an elevated position with breathtaking panoramic views across , this beautifully renovated stone estate offers a rare blend of lifestyle living and proven income potential. The property provides a total habitable surface of 274.7 m², comprising a spacious main residence of approx. 113 m² and four fully independent gîtes totalling approx. 162 m². Set on a large plot of 5640 m2

Renovated to a high standard throughout, the estate benefits from double glazing, generous light-filled interiors and modern comfort. Each of the four gîtes has been completely refurbished, offering independent access, stylish new kitchens and shower rooms, air conditioning throughout, and well-designed open-plan living spaces, ideal for year-round rental or guest accommodation.

The main house occupies the upper level and features a stunning 45.7 m² open-plan living and dining area, complete with a brand-new sleek fitted kitchen and direct access to a large panoramic balcony. Three comfortable bedrooms (12.4 m², 13.2 m² and 15.2 m²), a bathroom, utility room provide comfortable full-time living. From here, step directly out to the pool and terrace areas, perfectly positioned to take in the views.

Outdoor living is a true highlight. A large conservatory with decked terrace creates an exceptional space for entertaining and hosting events, while the brand-new swimming pool sits within landscaped gardens, designed to maximise privacy and sun exposure. Multiple terraces open onto the gardens and pool, complemented by a spectacular panoramic rooftop terrace with mountain-top views, currently used for weddings...