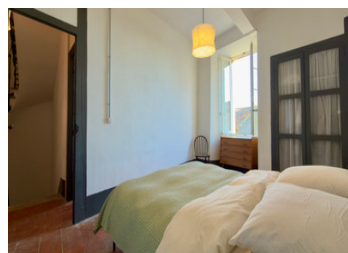


Renovated 13th Century Stone House, Courtyard & 3 Bedrooms in Minervois Village

EXCLUSIVE



INFORMATION

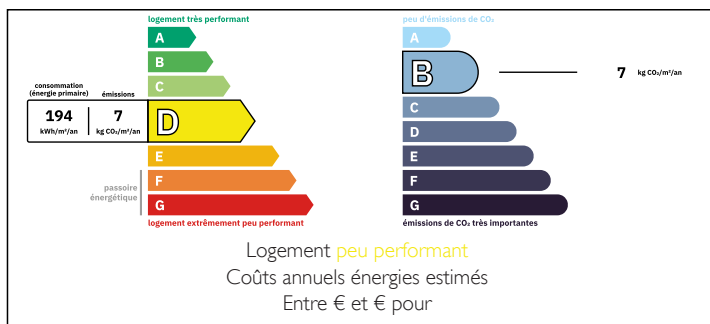
Town:	Sainte-Valière
Department:	Aude
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	19 m2

IN BRIEF

This beautifully renovated 3-bedroom stone village house, dating back to the 13th century, is located in the highly desirable village of Sainte-Valière in the heart of the Minervois. Fully refurbished just three years ago, the property combines authentic character with modern comfort, offering a true "lock-up-and-leave" home in the South of France.

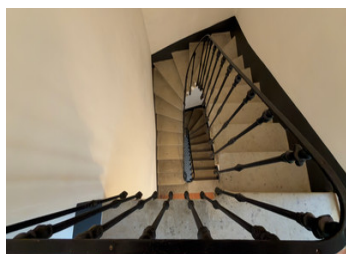
Arranged over three levels, the house features a welcoming living room with fireplace, a well-appointed kitchen, three bedrooms including one with a cathedral ceiling, and a spacious bathroom. To the rear, a private courtyard offers both shaded and sunny areas, wooden decking, a traditional well, and a remise for storage or further potential. A discreet rear access via a quiet lane adds practicality.

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: 1100 EUR

NOTES

DESCRIPTION

Set in the heart of Saint-Valier, a sought-after village in the Minervois, this charming 13th-century stone house offers a rare blend of history, comfort, and lifestyle. The entire property has been fully renovated just three years ago, preserving its character while ensuring modern ease of living.

The house is arranged over three levels. On the ground floor, a warm and inviting living space includes a cosy lounge with fireplace and a well-designed kitchen, both enhanced by tall wooden windows and traditional shutters that bring in beautiful natural light.

To the rear of the property, the house opens onto a delightful private courtyard, thoughtfully arranged to enjoy outdoor living throughout the day. A wooden deck, shaded dining area, and sunny open space create a perfect setting for relaxing or entertaining. The courtyard also features a traditional well and a remise (barn), offering valuable storage or potential for further use. A discreet door leads to a quiet ruelle (lane) behind the house—ideal for bike access and everyday practicality.

The first floor offers a generous bedroom and a large bathroom, while the top floor provides two further bedrooms, including one with a beautiful cathedral ceiling, adding volume and charm.

Saint-Valier is a peaceful and authentic village in the heart of the Minervois wine and olive-growing region, known for its lifestyle and sunshine, with around 300 days of sun per year. The village itself offers a local shop and café, while additional amenities including restaurants, pharmacies, and services are just a few...