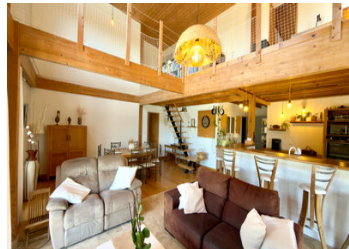


## Exceptional Energy Efficient Eco Home Designed for Modern Living with Spectacular Views in Bize Minervois



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Bize-Minervois |
| Department: | Aude           |
| Bed:        | 4              |
| Bath:       | 4              |
| Floor:      | 194 m2         |
| Plot Size:  | 2850 m2        |



## IN BRIEF

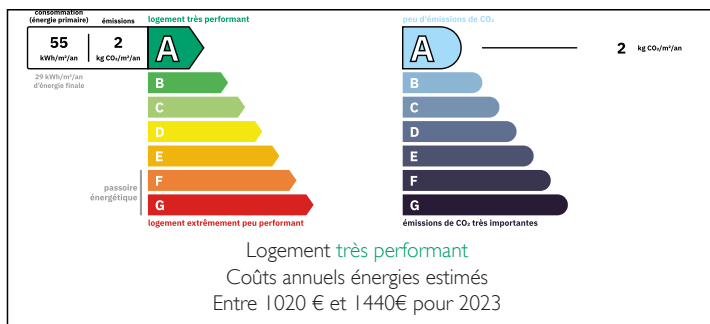
A distinctive contemporary residence set within extensive private grounds, offering exceptional privacy, breathtaking mountain views and outstanding energy efficiency.

Designed for modern living, the property features four en-suite bedrooms, light-filled open-plan living spaces, solar power, battery storage and minimal energy requirements.

Expansive terraces, a swimming pool, summer kitchen and mature landscaped gardens create seamless indoor-outdoor living, perfectly positioned to enjoy the spectacular surroundings.

Combining privacy, comfort and energy independence, this is a rare opportunity to acquire an exceptional home in a remarkable natural setting.

## 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.



## NOTES

## DESCRIPTION

Properties of this character and quality are rarely available. Viewing is highly recommended to fully appreciate the exceptional setting, thoughtful design, energy performance and seamless connection between the indoor and outdoor living spaces.

Only a visit can truly convey the sense of tranquillity, privacy and spectacular views that make this property so special.

### Ground Floor:

- \* Open-plan living, dining and kitchen area - approx. 60 m<sup>2</sup>
- \* Utility/laundry room- approx 9 m<sup>2</sup>
- \* Guest WC
- \* Pantry / back kitchen- approx. 6 m<sup>2</sup>
- \* Principal bedroom - approx. 17 m<sup>2</sup>
- \* En-suite bathroom - approx. 10 m<sup>2</sup>
- \* Walk-in dressing room - approx. 11 m<sup>2</sup>
- \* Private glazed spa area with jacuzzi and spectacular mountain views

### First Floor:

- \* Three bedrooms- approx. 15 m<sup>2</sup> each
- \* Three en-suite bathrooms:- approx. 6 m<sup>2</sup> each
- \* Office / study: approximately 16 m<sup>2</sup>

### Additional Areas

- \* Double garage - approx. 42 m<sup>2</sup>
- \* Mezzanine storage area above garage

### Property Overview:

- \* Unique bioclimatic residence built in 2016
- \* Energy Performance Rating: A+ (excellent energy efficiency)
- \* Solar panels with battery storage
- \* Double-flow mechanical ventilation (VMC double flux)
- \* Electric heating with reversible air conditioning
- \* Natural phyto-purification wastewater treatment system
- \* Extensive private grounds with mature landscaping
- \* Swimming pool