LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46408CST34 Price: 235 000 EUR

agency fees to be paid by the seller

Stunning location in the hills of the Minervois near La Livinière: for this charming villa with land

EXCLUSIVE















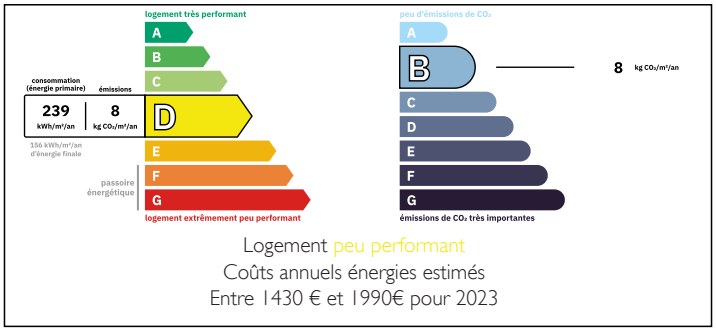
INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	2
Bath:	2
Floor:	76 m2
Plot Size:	6140 m2

IN BRIEF

A RARE opportunity to own a charming two-bedroom villa in an idyllic and private setting in the heart of the beautiful Minervois countryside, boasting breathtaking panoramic views. If you're looking for peace, tranquillity and a true connection with nature, this is the perfect retreat. Presented in good condition throughout, the property offers a light-filled conservatory with stunning views, a spacious lounge/dining room with an inset fireplace, fitted kitchen, two bedrooms and two shower rooms. Outside, a covered rear terrace, carport and 6000 m² of attractive gardens blend beautifully into the surrounding countryside. The property also benefits from its own private natural water source, a wonderful feature for keen gardeners. A perfect home or holiday retreat for nature lovers seeking privacy, spectacular scenery and an exceptional lifestyle.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1430 € et 1990€ pour 2023

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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NOTES

DESCRIPTION

The Property

* Perfect holiday home for those seeking peace, tranquillity and a close connection with nature.
* Bright veranda with panoramic views over the surrounding countryside.
* Spacious lounge and dining area with a fireplace and wood-burning insert.
* Fitted kitchen.
* Second conservatory.
* Master bedroom with en-suite shower room.
* Second bedroom with en-suite shower room.
* Covered rear terrace, ideal for relaxing or outdoor dining.
* Reversible air conditioning and electric radiators for year-round comfort.
* Ample space to install a swimming pool

Location
* Situated in a secluded hamlet surrounded by stunning countryside.
* Approximately 14 km north of La Livinière.
* Ideal location for walking, hiking and cycling.

La Livinière
* Charming wine-producing village.
* First village in the Languedoc to receive the prestigious **Cru** appellation.
* Good restaurant, and local amenities.
* Surrounded by renowned vineyards and beautiful scenery.

The Minervois

* Renowned for its vineyards, rolling hills and picturesque villages.
* Rich in history, with castles, markets and scenic walking trails.
* Close to the Canal du Midi, the UNESCO World Heritage city of Carcassonne and the historic city of Narbonne.
* Mediterranean beaches within easy driving distance.