

Exceptional Wine Country Retreat with Heated Pool, 10 Bedrooms and Panoramic Views



INFORMATION

Town:	Saint-Jean-de-Minervois
Department:	Hérault
Bed:	10
Bath:	9
Floor:	435 m2
Plot Size:	2975 m2

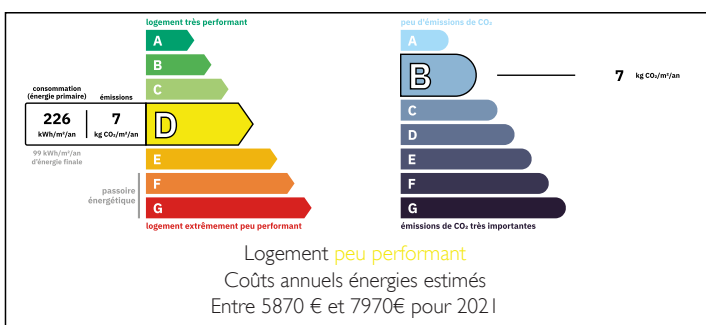
IN BRIEF

Set in the heart of the Minervois wine region, this beautifully renovated former wine estate offers over 435 m² of living space with 10 bedrooms and accommodation for up to 22 guests.

Surrounded by vineyards and enjoying panoramic countryside views, it combines authentic character with generous indoor and outdoor living. A heated swimming pool, spacious terraces, summer kitchen and covered dining area for 22 create the perfect setting for entertaining and enjoying the Mediterranean lifestyle.

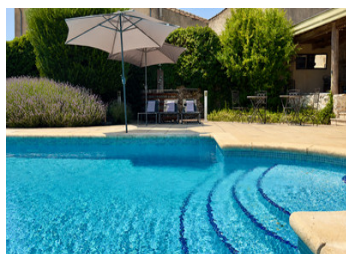
Whether you're looking for a spacious family home, an established holiday rental or a wine country retreat, this exceptional property offers rare flexibility. Located within easy reach of Narbonne, Béziers, Carcassonne and the Mediterranean coast, it is a unique opportunity to own a remarkable home in one of the South of France's most sought-after

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: 2026 EUR

NOTES

DESCRIPTION

Behind its traditional stone walls, this beautifully renovated former wine property offers over 435 m² of living space, combining character, comfort and exceptional flexibility. With 10 bedrooms, most with their own private shower room, the house can comfortably accommodate up to 22 guests, making it equally suited as a spacious family home, an established holiday rental or a retreat venue.

Designed for indoor-outdoor living, the property really comes into its own during the warmer months. The heated swimming pool is surrounded by generous terraces with plenty of space to relax, while the summer kitchen and large pergola create a wonderful setting for entertaining. The impressive outdoor dining area comfortably seats 22 guests, making it easy to gather family and friends around one table for long lunches and memorable evenings.

The property also includes a garage and a substantial barn, offering excellent potential for conversion into a gym, yoga studio, offices, creative workspace or additional guest accommodation, subject to any necessary permissions.

The mature gardens are supplied by a private well with an automatic irrigation system, keeping maintenance simple throughout the year. For buyers wishing to continue the successful holiday rental business, the current owners already work with trusted local teams for the garden, swimming pool and cleaning, allowing a smooth handover of the activity.

The house is located in Saint-Jean-de-Minervois, a small and highly regarded wine village surrounded by vineyards and spectacular countryside. Best known for its renowned Muscat de Saint-Jean-de-Minervois appellation, the village is home to independent...