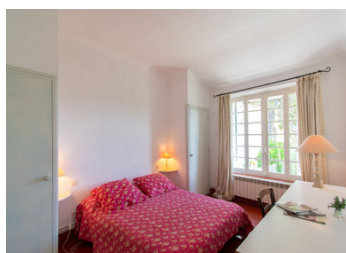


A meditative haven. wonderfully romantic country residence. 6 bedrooms, 2 family bathrooms, gardens and pool

EXCLUSIVE



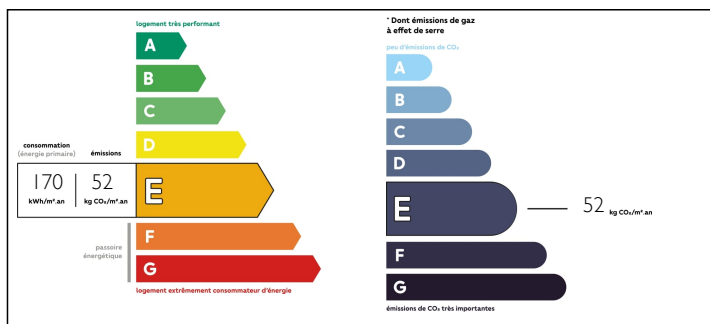
## INFORMATION

Town:	Saint-Frichoux
Department:	Aude
Bed:	6
Bath:	2
Floor:	318 m2
Plot Size:	4367 m2

## IN BRIEF

Beautiful country home in the stunning countryside of the Minervois, with a sweeping driveway going down to the front of the house, from the public road. Large landscaped gardens, laid to lawn and hardy native plants, requiring low maintenance. Large salt swimming pool 12x6m. A pond, covered with waterlily pads, enhances the romance of the beautiful wild garden. Productive olive grove consisting of 80 olive trees, which produce aromatic olive oil, for the owners, on a yearly basis. On the ground floor, the open-plan kitchen and dining areas open up on to a verandah with a beautiful Wisteria pergola. The kitchen leads, on one side, into a back kitchen/utility room and on the other side into a library/music room and large salon, with an original stone fireplace and big windows looking onto the garden and beyond. Upstairs are 3 bedrooms with a large, full family bathroom. A passage passes...

## 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.



## DESCRIPTION

This house was, originally, 2 separate houses which have now become one.

On the ground floor the main open-plan kitchen and dining area has access to the paved verandah, with a beautiful Wisteria pergola. This kitchen area leads through a door, into a back kitchen/utility room (32m<sup>2</sup>) with large Limoux stone sink. The main entrance door, into this room, has an entry vestibule, very useful for hanging outside coats and scarves and leaving outside shoes. There is also a guest toilet in the vestibule area. The room has a staircase, giving access to the first floor.

To the other side of the main kitchen and dining area, is a library/music room with a second staircase, going up to the first floor. This room leads into a large, sunny salon with open fireplace, overlooking the garden and pool area.

Upstairs are 3 bedrooms leading into a large full family bathroom with built-in cupboards. This bathroom has a walk-through passage going to the other 3 bedrooms and a second full family bathroom. The principle bedroom has double aspect windows and extensive built-in cupboards.

The house windows are double-glazed with the exception of the pretty, original traditional ones, which remain. The oil radiators are heated by an oil-fuel furnace system. The fuel tank is stored in the large open garage, big enough for parking 2 cars and for storage. Above the garage is a room of equal size...

## LOCAL TAXES

**Taxe foncière: 2793 EUR**

## NOTES