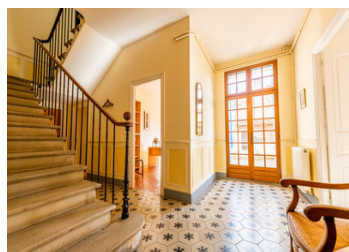


## Awe-Inspiring Maison de Maître with a Sun-Drenched Garden and Outbuildings in the South of France



## INFORMATION

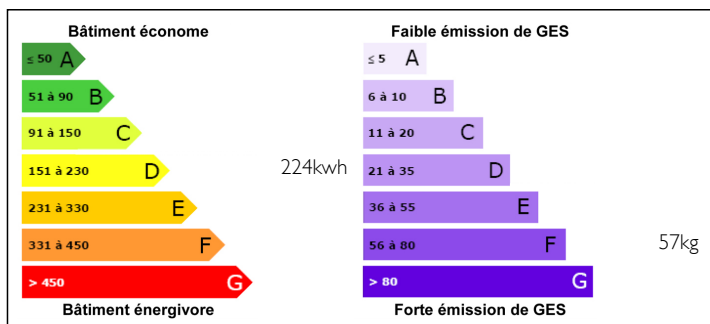
Town:	Caunes-Minervois
Department:	Aude
Bed:	4
Bath:	2
Floor:	171 m2
Plot Size:	515 m2



## IN BRIEF

Take a step back in time and see this impressive, 170m2 Maison de Maître spread lavishly across 2 floors and made up of 4 bedrooms, with a delightfully private garden, and over 270m2 of outbuildings dying to be renovated into beautiful gîtes all located in the centre of the sunny and highly sought-after village of Caunes-Minervois in the South of France.

## 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

You'll surely be impressed upon entering this meticulously preserved home where you'll be welcomed into an expansive hall traversing the length of the house decked out with high ceilings, gorgeous geometric floor tiles and loads of character.

To the right of the entrance, you'll find a spacious and bright 21m<sup>2</sup> dining room with a stunning marble fireplace. This dining room is connected to a recently renovated kitchen that is loaded with light and would inspire any home chef.

To the left of the stately hall is the 18m<sup>2</sup> living space, also featuring beautiful tiled floors and a marble chimney, the perfect place to relax and enjoy tea with friends.

Also on this floor, you'll find the first of four bedrooms, 11m<sup>2</sup>, currently being used as an office and featuring terracotta tiles and also bright and airy much like the rest of the home.

To the left of the office and across from the magnificent stairwell is a 6m<sup>2</sup> shower room with a WC.

There is a door that leads to the first of 2 mammoth-sized garages, measuring 105m<sup>2</sup> and the second measuring 41m<sup>2</sup>. There is plenty of space for multiple cars with the potential of expanding the living space by creating a separate apartment if you'd like. There are stairs leading to the attic space (103m<sup>2</sup>) and also a door that leads to the garden.

In the garden, you'll find a summer kitchen...

## LOCAL TAXES

**Taxe foncière: 2299 EUR**

## NOTES