

Elegant former Abbey bakery with 7 bedrooms, terraces and B&B potential in Caunes-Minervois

EXCLUSIVE



INFORMATION

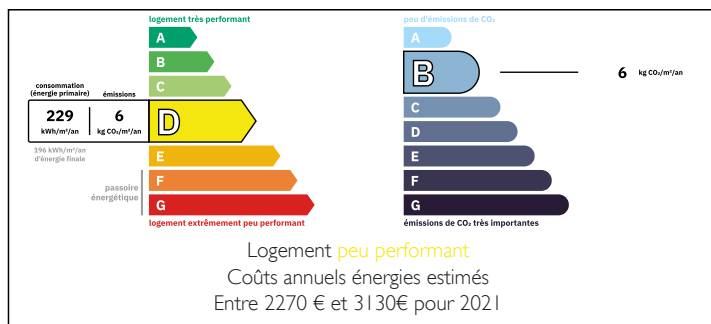
Town:	Caunes-Minervois
Department:	Aude
Bed:	7
Bath:	7
Floor:	303 m2
Plot Size:	52 m2

IN BRIEF

In the heart of the beautiful medieval village of Caunes-Minervois, L'Ancienne Boulangerie is a characterful former Abbey bakery offering generous accommodation, elegant interiors and three private terraces. The property comprises 7 bedrooms and 7 bathrooms in total, including a separate renovated owner's apartment, alongside spacious reception areas, a large kitchen and pantry, dining room, salon with fireplace and workshop. Previously operated as a Maison d'Hôtes, its layout lends itself naturally to continuing a hospitality activity, while also making an exceptional and spacious family home. Restaurants, cafés, shops and everyday amenities are within the village, with Carcassonne and its UNESCO-listed medieval Cité approximately 25 minutes away.



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: 2180 EUR

NOTES

DESCRIPTION

In the heart of the beautiful medieval village of Caunes-Minervois, L'Ancienne Boulangerie is a remarkable property combining centuries of history, generous living spaces and elegant interiors.

Once the bakery serving the historic Abbey of Caunes-Minervois, the building later continued as part of the village's baking tradition before beginning a new chapter as a Maison d'Hôtes. Today, it offers an appealing opportunity for buyers looking for a substantial character property in the South of France, either as a private residence or with the possibility of continuing a guest accommodation activity.

Behind its traditional village façade lies a surprisingly spacious interior with many character features that have been carefully preserved.

The property offers seven bedrooms and seven bathrooms in total, including five established guest bedrooms and separate private owner's accommodation.

GROUND FLOOR

The ground floor provides generous reception and entertaining spaces.

A welcoming salon with fireplace offers a comfortable place to relax, while the spacious dining room, with double French doors opening onto the lane, creates an attractive setting for meals and entertaining.

The large kitchen and adjoining pantry are particularly well suited to a property of this size and have previously supported the Maison d'Hôtes activity.

Also on this level are an entrance hall, laundry room, shower room with WC, workshop/storage area and a small courtyard/terrace.