

Stunning domaine set in 4 hectares of private land close to one of the most beautiful villages in France



INFORMATION

Town:	Minerve
Department:	Hérault
Bed:	3
Bath:	2
Floor:	220 m2
Plot Size:	40000 m2



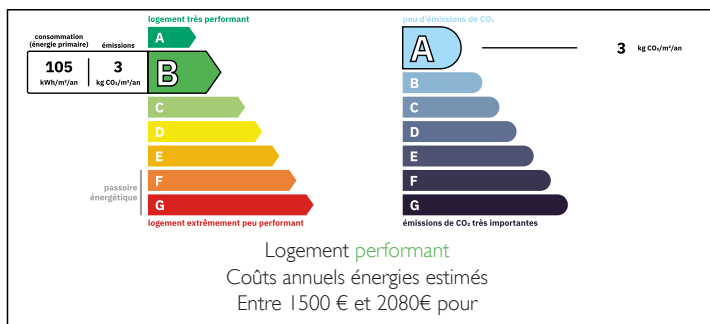
IN BRIEF

Discover this unique property 220m2, perfectly positioned in a breathtaking, privileged location just a few km from one of France's most beautiful villages. Accessible via a private driveway, the main property features a spacious open-plan living area that includes a sleek, modern kitchen, large lounge/with an ornate fireplace. A striking spiral stone staircase leads you to the first floor, where you'll find three double bedrooms, each with its own bathroom and stunning views over your private land.

Descend to the basement to uncover a fabulous entertainment space, complete with a full-sized billiard table, a cinema room, and your very own wine-tasting cave.

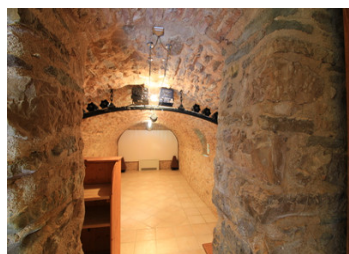
Exterior you have your own 300 tree olive grove , a large saltwater swimming pool ,large terraces , spacious veranda that can be easily converted into additional accommodation. Additionally, you'll benefit from four large garages and two...

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

Properties like this are a rare gem. If you're searching for a serene retreat that offers both tranquility and a wealth of business possibilities, this property may be your perfect match.

Located in Minerve, a picturesque village 25 kilometers northwest of Narbonne in the Languedoc-Roussillon region, this property is nestled in one of France's "most beautiful villages." Minerve is set above the breathtaking gorge carved by the River Cesse, which dramatically disappears underground into a natural tunnel.

This fortified medieval village is perched on a naturally defended rocky peninsula, high above a canyon in the rugged Languedoc landscape. The area is dotted with charming restaurants, boutiques, and stunning walking trails, making it an exceptional location.

Dating back to the 15th century, the property has been meticulously restored by its current owner, blending historical charm with modern conveniences. Key features include:

- ****Underfloor heating**** on the first and second floors
- ****Double-glazed windows**** for energy efficiency
- ****Insulated walls and ceilings**** for comfort
- A ****modern fitted kitchen**** with a LG fridge freezer, Sauter oven, hob, and microwave
- ****Three double bedrooms,**** each with an ensuite shower room
- An ****entertainment basement**** featuring a billiard room, bar, wine tasting cellar, and cinema room

Additional amenities include:

- ****Four separate garages****, , equipped with electric doors
- Planning permission for an additional 200m² of construction above the garages, ideal for further accommodations

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES