

Prestigious house in Peyriac-Minervois



INFORMATION

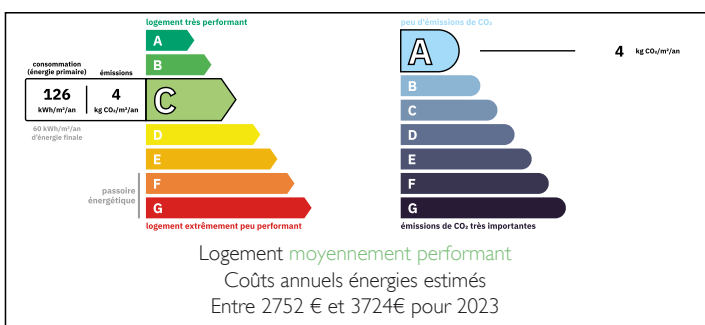
Town:	Peyriac-Minervois
Department:	Aude
Bed:	9
Bath:	8
Floor:	444 m2
Plot Size:	1695 m2

IN BRIEF

Between land and sea, near the Canal du Midi and the historic city of Carcassonne, discover this former cooperage renovated into an elegant home combining modernity and authenticity. Nestled in a peaceful setting, this 444 m² property, sold with furnished, offers a spacious living area, five suites, and two duplex-style apartments. With its enclosed garden, terraces with pergolas, and pool area, this house is ideal for a large family or a seasonal rental project. An outbuilding at the rear allows for future developments according to your needs.



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: 5589 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

An Ideal Setting for Family Life

Currently operated as a bed and breakfast and seasonal rentals, this 444 m² house is designed to provide comfort and space for a large family. It features a vast living area, five spacious suites, a 40 m² game or reception room, and two independent duplex apartments of 56 m² each, which can serve as additional spaces for guests or be used for seasonal rental projects.

Interior Features

Living Space of 81 m²: A large living room with a fireplace, a fully equipped kitchen, and a spacious dining room for unforgettable family moments.

Suites: Five suites (25 m², 23 m², 20 m², 19 m², 18 m²), each with its private bathroom, offering comfort and privacy for all family members.

Independent Apartments: Two independent apartments of 56 m², perfect for hosting guests or for use in seasonal rentals.

Game or Reception Room: Over 40 m² of space.

Exterior Features

Enclosed Garden: A walled garden offering privacy and tranquility for moments of outdoor relaxation.

Terrasses with Pergolas: Two shaded terraces, ideal for family meals and relaxation.

Pool Area: A 10m x 5m pool with a sunbathing area, perfect for cooling off and relaxing during hot summer days, with an exceptional view of the valley.

Exploitation Potential

This property is primarily an ideal family home for a primary or secondary residence. It also offers the flexibility of seasonal rental operations, allowing you to generate additional income while enjoying your dream home.

A Dependency for Future Projects

A dependency at the back of the property is