

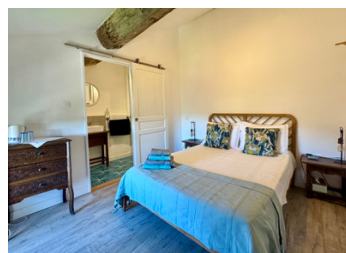
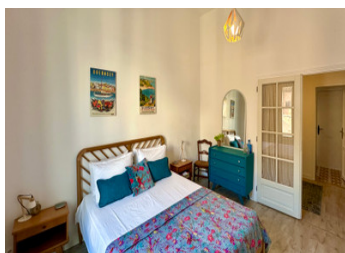
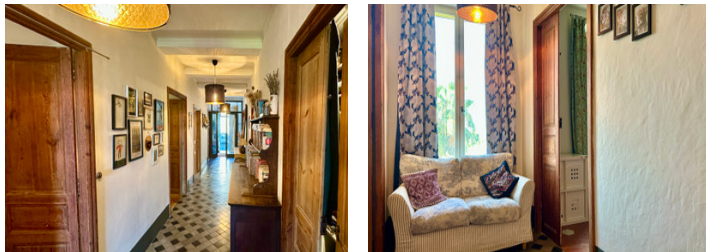
Spacious Minervois Home & Boutique B&B Retreat with Garage and Garden



EXCLUSIVE

INFORMATION

Town:	Montouliers
Department:	Hérault
Bed:	7
Bath:	8
Floor:	238 m2
Plot Size:	90 m2



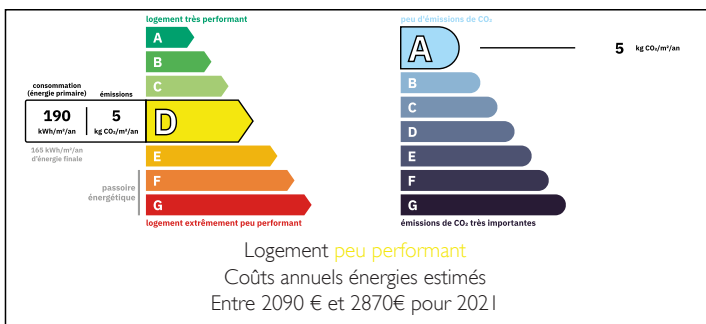
IN BRIEF

In a charming village of the Minervois region, this large and beautifully restored property offers an exceptional opportunity — whether as a holiday home for extended family and friends or a turnkey business in the sunny South of France.

Currently run as a successful Chambres d'Hôtes (Bed & Breakfast), the first-floor guest area is fully independent from the private ground-floor living quarters, offering comfort, privacy, and flexibility. The property comprises eight generous bedrooms, seven with private en-suite bathrooms, ideal for hosting guests or a large family retreat.

A versatile entertainment space was creatively converted from the original barn and garage — perfect for gatherings, events, or additional guest use. There is ample storage throughout, including a 50m² attic and garage area, making the property both practical and adaptable.

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

Located in a vibrant and welcoming village renowned for its wine, sunshine, and community spirit, this property offers the quintessential South of France lifestyle: sun-drenched days, local markets, historic surroundings, and endless charm.

Whether you're dreaming of a peaceful second home, a relocation project, or a lifestyle business, this exceptional house combines Provençal charm with practical opportunity — and is ready for you to move straight in.

This 238m² Maison de Maître has a ground floor, a first floor, an attic floor and a basement garage/barn floor leading to a garden and parking area

Ground floor (private – owners' space):

Kitchen – 12 m²
Living room – 16 m²
Office/Study – 11 m²
Hallway – 28 m²
Bathroom – 3 m²
Bedroom 1 – 11 m²
Bedroom 1 en-suite – 5 m²
Bedroom 2 – 10 m²
Bedroom 3 – 13 m²
Bedroom 3 en-suite – 5 m²
Bedroom 3 dressing – 4 m²

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES

First floor (guests – B&B / Gîte):

Landing – 19 m²
Bedroom 4 – 10 m²
Bedroom 4 en-suite – 4 m²
Bedroom 5 – 12 m²
Bedroom 5 en-suite – 4 m²
Bedroom 6 – 13 m²
Bedroom 6 en-suite – 4 m²
Bedrooms 7 and 8 – 13 m² and 7 m²
Bedrooms 7 and 8 en-suite – 6 m²
Living/Dining room – 28 m²
Kitchen – 4 m²

Attic floor:

Attic area – 50 m²