

## Distinguished 7-Bed Maison de Maître | Pool, Landscaped Grounds & Income Potential | Prime Bize Location

EXCLUSIVE



## INFORMATION

Town:	Bize-Minervois
Department:	Aude
Bed:	7
Bath:	6
Floor:	435 m2
Plot Size:	655 m2

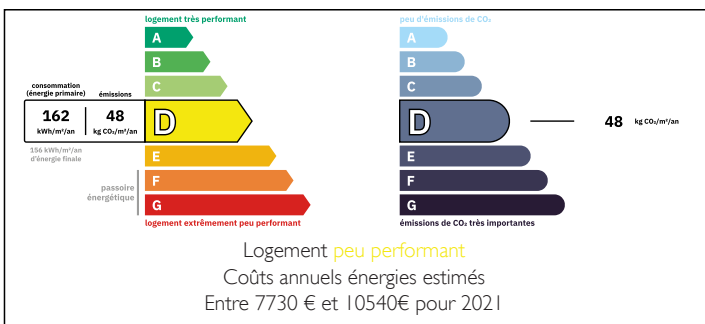
## IN BRIEF

Tucked away in the heart of the Minervois Valley, just 20 minutes from Narbonne, this remarkable three-storey Maison de Maître seamlessly combines timeless heritage with modern comfort. With 7 bedrooms and 6 bathrooms, the home showcases refined interiors featuring high ceilings, ornate crown moldings, and marble fireplaces.

Perfect for both family life and entertaining, it offers a contemporary chef's kitchen, a grand dining room, and a charming tearoom. Step outside to discover a beautifully landscaped private garden, where a swimming pool, shaded pergola, and Mediterranean planting create a peaceful haven.

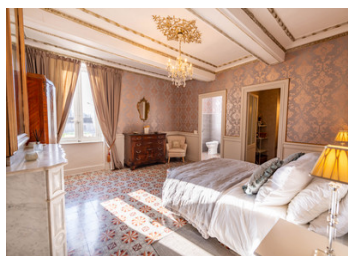
Formerly a highly acclaimed guesthouse, the property also presents excellent business potential. Ideally located in the vibrant village of Bize-Minervois—within easy reach of Béziers, Carcassonne, and the Mediterranean coast—this

## 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

### Key Features:

- 7 Bedrooms | 6 Bathrooms
- Landscaped Private Garden with Pool
- Elegant Conservatory & Veranda
- Spacious Games Room
- Former Highly Rated Guesthouse

An Exquisite Maison de Maître in the Heart of Bize-Minervois:

Set in the heart of the Minervois Valley, just 20 minutes from Narbonne, this distinguished three-storey Maison de Maître offers an exceptional blend of heritage and contemporary comfort. With 7 bedrooms and 6 bathrooms, the residence showcases timeless French elegance, making it an outstanding opportunity for either private living or a hospitality venture.

### Historic Elegance Meets Modern Comfort:

From the moment you step through the grand entrance, the refined details are unmistakable—ornate crown moldings, soaring ceilings, marble fireplaces, and sparkling chandeliers. Polished marble floors and carefully chosen décor create an atmosphere of sophistication. The welcoming foyer, enhanced by antique church benches and curated artwork, immediately sets the tone for this remarkable home.

### Designed for Entertaining:

The stately dining room, graced with marble fireplaces, is ideal for hosting memorable dinners. A serene sitting room and tearoom provide elegant spaces to unwind with guests. The fully equipped chef's kitchen, combining ergonomic design and modern appliances, opens directly onto the veranda—perfect for indoor-outdoor dining and entertaining.

### Private Mediterranean Oasis:

Step into the beautifully landscaped garden where magnolia, olive, and cypress trees surround a sparkling swimming pool. A shaded pergola and

## LOCAL TAXES

Taxe foncière: **3000 EUR**

Taxe habitation: **EUR**

## NOTES