

Stunning unique location for this property with 4 Independant gites , close to Caunes Minervois



EXCLUSIVE

INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	11
Bath:	6
Floor:	418 m2
Plot Size:	10200 m2



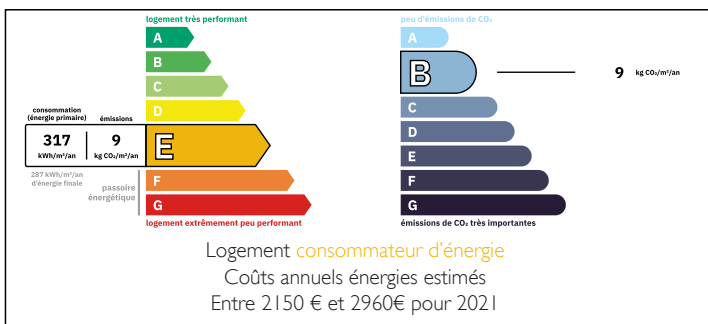
IN BRIEF

Discover a rare gem ,charming main house 155m2 and four independent gîtes . The spacious main house offers a good sized living space and 2/3 comfortable bedrooms ideal for private living or to host guests. The four separate gîtes are fully equipped and ready to rent: each has its own entrance, kitchen private bathroom, and outdoor space .

Set along the tranquil banks of the river Argent-Double, the estate blends history and nature perfectly: ancient stone bridge, dramatic cliffs and lush greenery create a peaceful, natural atmosphere, while nearby the historic village of Caunes-Minervois — with its vineyards, local markets, artisanal shops, 9th-century abbey and restaurants , offers all conveniences just minutes away.

With a large swimming pool, garden areas, terraces parking on site, this property is ideal for those

ENERGY - DPE



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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

Au Pont Romain enjoys a privileged setting on the edge of the medieval village of Caunes-Minervois, resting beside the gentle Argent-Double River. Once an historic marble mill, this remarkable domaine now extends across 1 hectares of serene private grounds, offering uninterrupted views of the Montagne Noire. Despite its complete tranquillity and immersion in nature, the estate is only a 15-minute stroll from cafés, bars, seven restaurants, boutiques, the 9th-century abbey, and several renowned art galleries.

The property includes four beautifully presented and fully equipped gîtes, each with its own distinct charm:

La Rivière (51 m²) – a spacious 3-bedroom riverside gîte accommodating up to 6 guests.

Le Pont (49 m²) – a bright, single-level apartment for 4, with views of the Roman bridge.

Le Moulin (62 m²) – an elegant one-bedroom retreat with a private terrace.

La Montagne (78 m²) – a rustic 2-bedroom gîte with breathtaking mountain views.

Complementing the gîtes is the main house (155 m²), which offers spacious and comfortable living areas. The ground floor features a generous open-plan dining and living room with a wood burner, a fully fitted kitchen, a shower room, and an additional room that can serve as either a bedroom or a home office. On this level, a large ensuite bedroom with direct garden access provides an excellent opportunity for a chambre d'hôtes room or private guest suite.

The first floor offers one bright and airy bedroom plus another room which could be adapted into a bedroom, ideal for owner's accommodation or...

LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

NOTES