

## Stunning 4 bedroom stone village house in Minervois with charming outside spaces



## INFORMATION

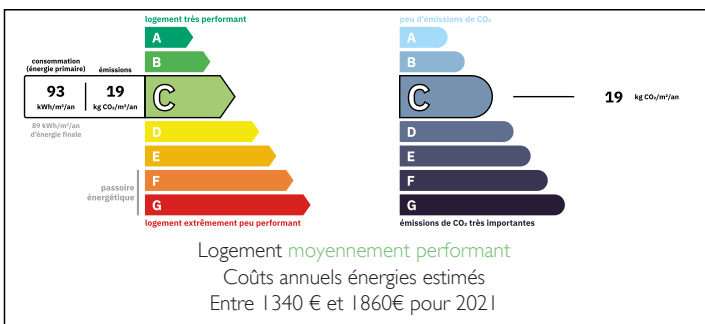
Town:	Sainte-Valière
Department:	Aude
Bed:	4
Bath:	2
Floor:	153 m <sup>2</sup>
Plot Size:	19 m <sup>2</sup>



## IN BRIEF

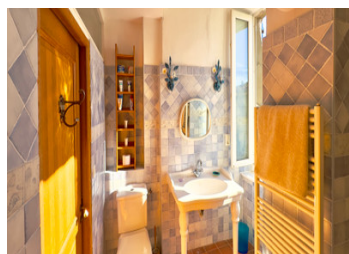
In the beautiful Minervois wine region, this beautiful 4-bed stone village house in Saint-Vallière offers four unusually bright rooms and the authentic charm so many buyers seek in the South of France. Lovingly restored over 20 years, it blends centuries-old character with practical, modern comfort including central heating and full bathrooms. The sunny kitchen opens to a private courtyard perfect for morning coffees and alfresco meals. The living spaces are warm, open, and full of light. The roof terrace provides panoramic views over the vineyards towards the distant Pyrenees. With excellent access to transport — this is an ideal holiday home or full-time residence for anyone seeking a sun-filled, character-rich Languedoc property.

## 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

Saint-Vallière offers an exceptional combination of history, comfort, and the classic South-of-France aesthetic. Its exterior features a fully revealed stone façade with traditional wooden shutters—exactly the style many buyers envision when dreaming of a French village home.

Built into the original medieval village walls, the property carries centuries of history, possibly close to a thousand years. Over the past two decades, the current owners have lovingly restored and modernised the house, preserving its soul while creating a practical and energy-efficient home. The exceptionally thick stone walls provide natural insulation, ensuring cool interiors during hot summers and warmth in winter.

The house spans four bright levels, accessed via a traditional tomettes-and-wood staircase. On the lower ground floor, the spacious, light-filled kitchen forms the heart of the home. It easily accommodates a dining table and opens directly onto a charming terrace, ideal for alfresco meals. A stone-lined storage room behind the kitchen, echoing the building's ancient origins, provides the perfect space for wine storage.

The upper ground floor is accessed through a delightful village alleyway with a stone arch. Here a welcoming entrance hall leads to the dining room, once the old kitchen and still featuring a beautiful antique stone sink. The adjoining living room has a fireplace and abundant natural light. A bright WC with washbasin completes this level.

On the first floor, two spacious, light-filled bedrooms are complemented by a large, sunlit bathroom with both a bath and a shower. On the top floor, there is another generous...

## LOCAL TAXES

**Taxe foncière:** 1653 EUR

**Taxe habitation:** EUR

## NOTES