

## Prestige Architect-Designed Villa – Panoramic Views & Noble Materials



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Pouzols-Minervois |
| Department: | Aude              |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 252 m2            |
| Plot Size:  | 4560 m2           |

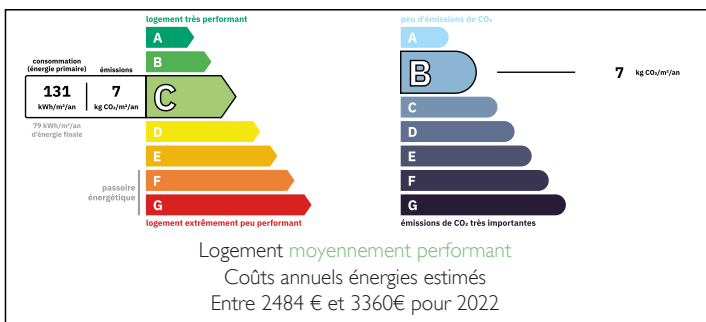
## IN BRIEF

Set in a commanding position in the heart of the Minervois, this architect-designed villa enjoys panoramic views and absolute privacy within 4,560 m<sup>2</sup> of fully enclosed landscaped grounds. The property combines refined architecture with noble materials, including solid oak floors, wooden staircases and large timber-framed windows opening onto the surrounding vineyards.

Light-filled interiors flow seamlessly to terraces and a south-facing covered swimming pool, creating an elegant indoor-outdoor lifestyle. Terraced gardens, olive groves and independent studios complete this rare and character-filled residence, offering the essence of refined living in the South of France.



## 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

Perched in a commanding position in Pouzols-Minervois, this architect-designed villa of approximately 250 m<sup>2</sup> sits within 4,560 m<sup>2</sup> of fully enclosed landscaped grounds, offering spectacular views over the vineyards and rolling hills of the Minervois.

The gently sloping terrain naturally creates a series of distinct outdoor spaces: an olive grove to the north, a kitchen garden with secondary entrance to the east, the main entrance and carport to the west, and a sun-drenched south-facing pool area overlooking the landscape.

The entrance, marked by a copper door conceived as a work of art, sets the tone for the home's unique character. Inside, noble materials create a warm and elegant atmosphere: solid oak floors, wooden staircases, high-quality timber joinery, refined finishes, and volumes flooded with natural light.

The living spaces offer fluid circulation and open perspectives onto the outdoors: a bright 40 m<sup>2</sup> living room, a dining room with soaring ceilings and large windows opening onto a dominant terrace, and a spacious, functional kitchen with pantry.

The ground-floor master suite ensures comfort and privacy. Upstairs, a library and relaxation lounge with wood-burning stove provides a serene retreat and can be converted into one or two additional bedrooms, complemented by another bedroom, a bathroom, and storage.

A 36 m<sup>2</sup> attached studio with independent entrance, a second studio, workshop, two carports, and a 12 × 4 m covered swimming pool complete this rare property.

A unique and confidential residence, designed for connoisseurs of exceptional homes where architecture, noble materials, and nature harmonise in elegance.

## NOTES