

## Exceptional Maison de Maître with Proven Chambres d'Hôtes Potential - Minervois

EXCLUSIVE



## INFORMATION

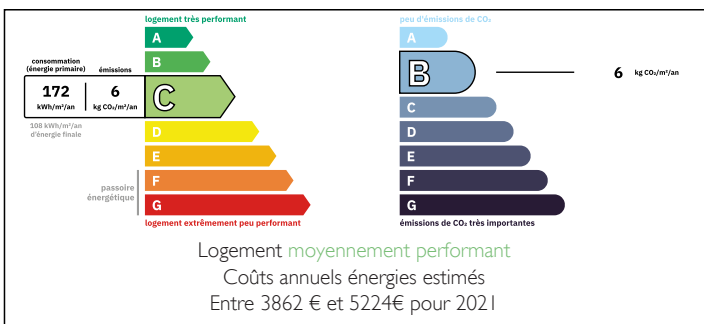
Town:	Pouzols-Minervois
Department:	Aude
Bed:	6
Bath:	7
Floor:	284 m <sup>2</sup>
Plot Size:	50 m <sup>2</sup>

## IN BRIEF

An exceptional property presenting an excellent opportunity.

Elegant and atmospheric Maison de Maître with six en-suite bedrooms, previously operated as a successful B&B. Full of original character, with generous volumes, outdoor south-facing dining space and a large garage. Ideally located on the Santiago de Compostela route, near the Canal du Midi, in a region with strong demand for chambres d'hôtes.

## 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

From the moment you enter through the striking original metal doors, this elegant maison de maître reveals its refined and atmospheric character. A wide, light-filled hallway showcases high ceilings, original tiled floors, period fireplaces, and spectacular full-height wooden doors and frames with their original handles. Wooden double-glazed windows throughout provide excellent natural light and open views.

The ground floor offers an ideal layout for hospitality. To the right an elegant dining room is perfectly suited to guest use, while to the left of the entrance hall is the kitchen, offering scope for reinvention. Further along the hallway are a guest WC, a spacious en-suite bedroom and a comfortable living room. At the end of the corridor, a charming open space with views lends itself to a desk or sitting area.

A very elegant stairwell leads to the first floor, where four large and luminous en-suite bedrooms are complemented by a generous storage room. High ceilings and pleasant views continue throughout this level.

The top floor features a vast loft space, currently arranged as the owner's private bedroom and bathroom. Its size allows for multiple possibilities, including an additional guest suite or a leisure or games room.

Outside, the south-facing exterior space offers excellent potential for breakfast and evening dining, with room for seating and a barbecue area — a valuable asset for guest enjoyment.

The property also benefits from an exceptionally large garage with very high ceilings, accessible both from within the house and from the road at the...

## LOCAL TAXES

**Taxe foncière: 2000 EUR**

**Taxe habitation: EUR**

## NOTES