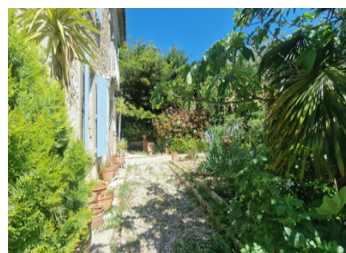


Beautiful character stone 7 bedroom property with enchanting gardens and pool situated in the Minervois .



INFORMATION

Town:	Pouzols-Minervois
Department:	Aude
Bed:	7
Bath:	3
Floor:	180 m ²
Plot Size:	900 m ²

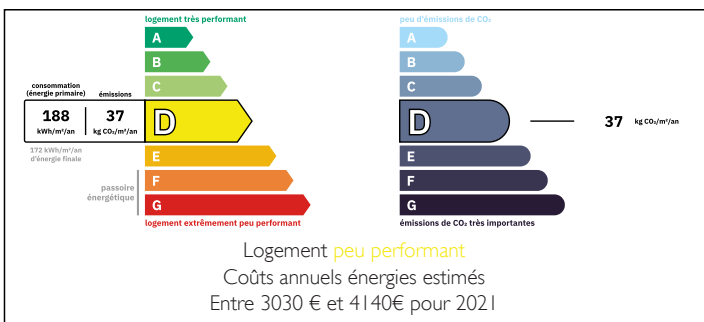
IN BRIEF

Tucked away in the heart of the Minervois, in the peaceful village of Pouzols-Minervois, this enchanting stone house feels as though it has stepped straight out of a storybook. Full of character the property unfolds over several levels, offering 7 bedrooms and 4 shower rooms—perfect for a large family home or a charming guesthouse project.

Inside, generous living spaces include three reception rooms, a fitted kitchen, and a utility room, the property offers —exposed stone walls, traditional shutters, and beautiful proportions throughout.

Outside, private gardens invite long summer days under the southern sun, while the pool area offers exciting potential to create a true oasis. A roof terrace provides a magical spot for evening drinks . With a garage and additional parking, practicality meets charm some renovation required.

ENERGY - DPE



A rare opportunity to restore and reimagine a

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

The property offers approximately 263 m² of living space.

Interior Layout

Ground Floor:

- Entrance hall: 26 m²
- Living room: 25 m²
- Sitting room: 22 m²
- Dining room: 30 m² (open to the kitchen)
- Kitchen: 28 m²
- Pantry / utility room: 26 m² (with access to the garage/workshop)
- WC: 2 m²

First Floor:

- Landing: 13 m²
- Bedroom 1 (Master suite): 28 m²
- Dressing room: 5 m²
- Bathroom with sunken spa bath: 10 m²
- Bedroom 2: 20 m²
- Bedroom 3: 15 m²
- Bedroom 4
- Family bathroom

Second Floor:

- Bedroom 5: 25 m²
- Bedroom 6: 25 m²
- Bedroom 7: 12 m²
- Bathroom
- Large terrace: 65 m² with open countryside views

Exterior:

- Mature, private garden with shrubs and greenhouse
- Swimming pool: 8m x 4m
- Garden shed

Pouzols-Minervois is a charming and authentic village nestled in the heart of the Minervois wine region, surrounded by rolling vineyards and beautiful countryside. Peaceful and unspoilt, it offers a true taste of southern French village life while remaining

LOCAL TAXES

Taxe habitation: EUR

NOTES