

Hidden Village Estate Behind Gates in the Heart of Saint-Marcel-sur-Aude

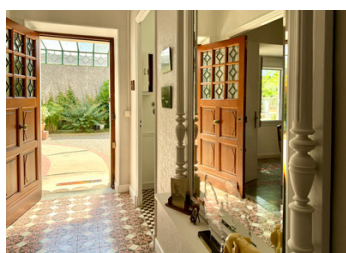
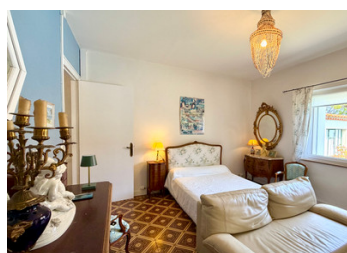


INFORMATION

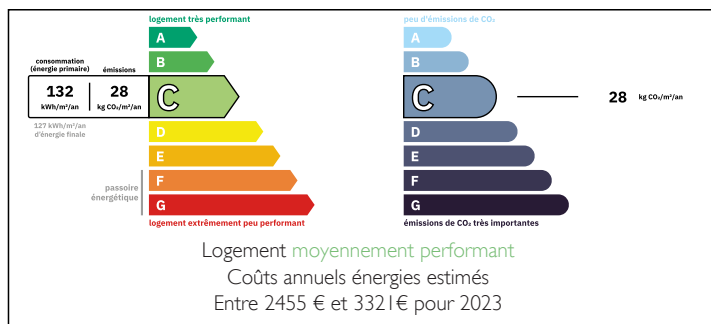
Town:	Saint-Marcel-sur-Aude
Department:	Aude
Bed:	7
Bath:	4
Floor:	235 m2
Plot Size:	990 m2

IN BRIEF

Hidden behind gates in the heart of Saint-Marcel-sur-Aude, this rare village estate offers exceptional privacy and character on an enclosed plot of just under 1,000 m². The property comprises an elegant five-bedroom house of approximately 200 m², a charming independent two-bedroom pavilion with excellent rental potential, and an impressive 240 m² barn over two levels. South-facing and enjoying views towards the vineyards, the grounds include mature trees and an above-ground swimming pool, with ample space to create a permanent pool if desired. A unique turnkey property offering lifestyle, flexibility and income potential in a great Minervois village.



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.



LOCAL TAXES

Taxe foncière: **3900 EUR**

NOTES

DESCRIPTION

Behind its gates, in the heart of Saint-Marcel-sur-Aude, this remarkable property reveals a world few would expect to find in the centre of a vibrant village. Sheltered from view and nestled within its own enclosed grounds, it offers a rare sense of peace, privacy and space, while remaining just a short stroll from cafés, shops, restaurants and everyday amenities.

One of the property's greatest assets is its unique setting. Enjoying attractive views towards the surrounding vineyards and pleasant outlooks over its own gardens, it feels both secluded and open — a rare combination that creates an atmosphere of tranquillity and escape, despite being at the heart of village life.

The property comprises an elegant five-bedroom main residence of approximately 200 m², a charming independent two-bedroom pavilion and an impressive 240 m² barn arranged over two levels.

Renovated in 2005, the main house combines character and comfort, with generous proportions, beautiful natural light and ceiling heights of over three metres creating an immediate sense of elegance and volume. Double glazing throughout ensures modern convenience while preserving the property's authentic charm.

The independent pavilion provides welcoming guest accommodation and offers excellent potential as a gîte, holiday rental or space for extended family and friends. The substantial barn presents further possibilities for storage, workshops, entertaining or future projects, subject to the necessary permissions.

Outside, the gardens invite a relaxed Mediterranean lifestyle. Mature trees provide welcome shade during the summer months, while the above-ground swimming pool offers a refreshing retreat. For those seeking...