

Contemporary 3-Bedroom Home with Pool, Garden & Spacious Garage in a Canal-side Minervois village

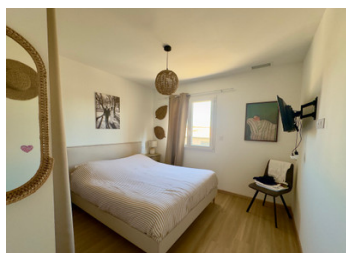


INFORMATION

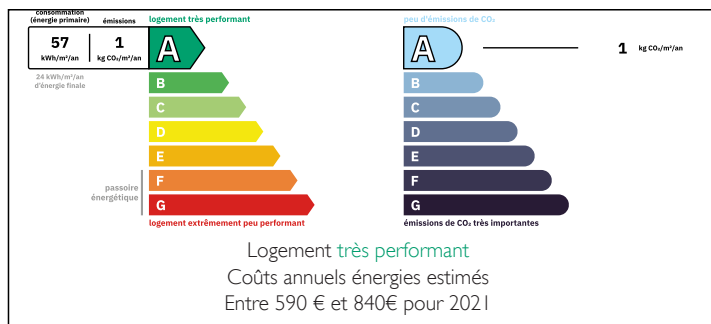
Town:	Ventenac-en-Minervois
Department:	Aude
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	390 m ²

IN BRIEF

Located in a picturesque Minervois village close to the Canal du Midi, this beautifully maintained contemporary home combines modern comfort with the relaxed lifestyle of southern France. Offering approximately 120 m² of living space, a swimming pool, sunny terraces and a spacious garage, the property is ideal as a permanent residence, holiday home or rental investment.



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: 1076 EUR

NOTES

DESCRIPTION

Designed for easy living and entertaining, this attractive contemporary villa offers approximately 120 m² of bright and functional accommodation, complemented by excellent outdoor spaces.

The heart of the home is a spacious open-plan living area combining a modern kitchen, dining space and comfortable lounge. Large glazed doors open directly onto the terrace and garden, creating a seamless connection between indoor and outdoor living.

The sleeping area includes three comfortable bedrooms, a family bathroom with both bath and shower, and a separate WC.

A separate games room with its own WC provides valuable additional space and could easily be used as a media room, home office, hobby room or children's playroom.

On the lower level, a generous garage is complemented by extensive storage areas, a secondary kitchen area, a shower room with WC and utility space, offering exceptional practicality for everyday living.

Outside, the property really comes into its own. The landscaped garden features a swimming pool, sun terrace, outdoor dining area and barbecue space, creating the perfect setting for relaxing with family and friends and enjoying the Mediterranean climate.

Equipped with solar panels and electric roller shutters, the villa is energy-efficient, low-maintenance and ready to enjoy immediately.

Set in a charming village in the heart of the Minervois wine region and just moments from the Canal du Midi, this attractive property offers the perfect balance between modern convenience and Mediterranean living. Enjoy walks and cycling along the canal, explore local vineyards and markets, or