



6 room, 265m2 Character property for sale in Sainte valiere - 599 000 € *



Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 599,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	11120
Veröffentlicht:	24.08.2026

Beschreibung:

This unique oasis is located in the charming village of Sainte-Valiere, an authentic South of France village with just over 500 inhabitants, beautifully situated in the heart of the Minervois. Surrounded by vineyards, rolling countryside and historic villages, the property also enjoys convenient access to the Canal du Midi, Narbonne and the Mediterranean coast.

The property forms part of a carefully converted former wine cooperative, where the building's history remains very much part of its character. Substantial wooden beams, impressive ceiling heights and preserved sections of the original wine tanks create an exciting contrast with the contemporary interior. The result is a distinctive home full of personality, with generous entertaining spaces and plenty of room for family and friends.

On the ground floor, you are welcomed into an impressive living and dining area of approximately 80 m2, directly adjoining the kitchen, with its 7 meter long working area. With a soaring ceiling rising to nine metres, exposed wooden beams and an abundance of natural light, this is a wonderful space for both everyday living and large dinners and gatherings.

Also on this level is a spacious entrance hall, a bedroom with its own shower room, and a separate WC



with a washing machine.

A substantial staircase leads to the upper floor, where the open architecture and the building's original character really come into their own. Here, a large lounge provides a versatile additional space that could be used as a home office, TV room or second sitting area. Large skylights flood the room with natural light and further enhance the wonderful sense of space.

This floor offers three additional bedrooms, one of which has its own shower room and walk-in wardrobe, as well as a separate bathroom with WC. In total, the property therefore provides four bedrooms and three bathrooms/shower rooms.

The outdoor areas have been thoughtfully designed for the South of France climate, with plenty of space for several different seating and dining areas. Throughout the day, you can easily choose between sunshine and welcome shade.

The generous 10.5 x 4.25 metre saltwater swimming pool, with hand-laid mosaic, forms the natural focal point of the garden. The pool benefits from a new pump installed in 2024, a new pool heater from 2024 and a glass filtration system installed in 2026. There is also a convenient outdoor shower beside the pool.

The property is accessed through an electric gate, with private parking for up to three cars within the grounds.

For year-round comfort, the house is equipped with reversible air conditioning, providing both heating and cooling, in all bedrooms as well as on the ground floor.

Sainte-Valiere offers an appealing combination of peaceful French village life and easy access to many of the attractions that make this part of southern France so desirable. The Canal du Midi is around five minutes away, while Narbonne can be reached in approximately 25 minutes. Both the Mediterranean beaches and the historic city of Carcassonne are around 40 minutes away.

The surrounding area is dotted with lively Minervois villages, local markets, vineyards, restaurants and small shops. The charming village of Le Somail, renowned for its picturesque harbour and historic setting on the Canal du Midi, is also within easy reach.

This is a truly distinctive home for those looking for generous living spaces, a private pool and an authentic South of France lifestyle - all within a property whose fascinating history gives it a character entirely of its own.

Visit soon!

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

* Agency fee : Agency fee included in the price and paid by seller.



(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Allgemein

Schlafzimmer:	4
Fertige m ² :	265 m ²
Grundstücksgröße:	554 m ²

Zimmerdetails

Zimmer insgesamt:	6
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Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.845.819
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