



Elegant Contemporary Villa With High-End Features With Main Residence And Independent Cottage On A 1206 M2 Plot With Terraces, Bioclimatic Veranda And Pool.



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 867,844.05

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	11200
Geplaatst:	19-09-2026
Omschrijving:	

A lively Minervois village with all amenities, located just 5 minutes from Lac de Jouarres, 35 minutes between Narbonne and Carcassonne (airport), and 50 minutes from the Mediterranean coast.

Unique! Elegant contemporary villa with high-end features, with a total surface area of 253 m2, comprising a main residence of 223 m2 featuring a superb light-filled living area of over 90 m2, a pantry/utility room, a modern and ultra-functional fully equipped kitchen, 4 bedrooms (including 2 master suites), 3 bathrooms and a study. In addition, there is a completely independent 30 m2 guest cottage comprising a living room, a fully equipped open-plan kitchen, one bedroom and a shower room (ideal for seasonal or long-term rentals). The property benefits from a magnificent 1206 m2 plot with extensive terraces, a swimming pool, a bioclimatic veranda, a covered and fully equipped summer kitchen, a shower room, a second covered terrace, as well as a garage and an outbuilding. Low-maintenance grounds, beautiful views and excellent rental potential!

Independent guest cottage of 30 m2

Ground = Living room/fully equipped open-plan kitchen (wall and base units, sink, electric oven, electric hob, extractor hood, dishwasher) + bedroom + shower room (walk-in shower, WC, vanity unit) + can be



rented for approximately 600 Euros/month.

Main residence of 223 m²

Ground = Entrance into a magnificent open-plan and light-filled living area (with pocket sliding patio doors) of over 90 m², finished with quality materials, comprising a lounge area (with a double-sided central fireplace), a dining area and a modern fully equipped open-plan kitchen (large central island with integrated induction hobs and extractor hood, dishwasher, double sink, electric oven and microwave, American-style fridge, wine cellar and extensive storage space) + pantry/utility room of 13.16 m² (electric hot water tank, laundry chute and central vacuum system) + office area of 7.72 m² + WC of 1.85 m² with hand basin + master suite with a total surface area of 30 m², comprising a 14 m² bedroom (patio door opening onto the pool area), an 8 m² bathroom (walk-in shower, whirlpool bath, heated towel rail, double vanity unit), a 1.03 m² WC and a dressing room of 7.50 m².

1st = Large hall of 25 m² with access to a 5 m² solarium and a large terrace of approximately 40 m² + hallway of 1.95 m² + shower room of 3.64 m² (walk-in shower, heated towel rail, double vanity unit) + bedroom of 10.05 m² + bedroom of 13 m² (with terrace access) + WC of 2.59 m² with laundry chute + suite of 23 m² comprising a bedroom with terrace access and an en-suite shower room (walk-in shower, vanity unit, heated towel rail).

Exterior = Superb landscaped and easy-to-maintain 1206 m² plot with 8x4m shell swimming pool (chlorine or salt system possible, west-facing, outdoor shower) surrounded by a large terrace + automatic irrigation system + beautiful views + fully equipped covered summer kitchen (units, dishwasher, sink, hob, extractor hood, electric oven and barbecue) + shower room (shower, WC) + second covered terrace + several outbuildings + 40 m² garage with electric door + bioclimatic veranda + terraces on the first floor.

Additional features = Built in 2011 (in perfect condition) + high-end specifications + double glazing + electric roller shutters + tiled flooring on the ground floor and wooden flooring on the first floor + reversible air conditioning + double-sided central fireplace + electric gate + alarm system + central vacuum system + photovoltaic solar panels (24 panels, 6kW peak output, covering more than half of the annual energy costs) + excellent rental potential (currently rented between approximately 3500 Euros and 4500 Euros during peak season) + annual property tax of 3362 Euros.

Price = 756.000 Euros (Quality features, beautiful views and a peaceful setting !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 91972

Property Size: 253 m²

Property Lot Size: 1,206 m²

Bedrooms: 5

Bathrooms: 4



Reference: RL756000E

Other Features

Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Algemeen

Slaapkamers:	5
Badkamers:	4
Afgewerkte vierkante meter:	253 m ²
Lot Afmeting:	1206 m ²

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.977.891
-----------	-------------

