



## Stunning 5 bedroom House For Sale in Minervois Aude Occitanie



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 640,010.72

### Localização

Country:	França
Address:	Avenue du Minervois
CEP:	11160
Adicionado:	28/07/2023

Informação adicional:

Stunning 5 bedroom House For Sale in Minervois Aude Occitanie France

Esales Property ID: es5553392

### Property Location

Minervois  
Aude  
Occitanie  
France

### Property Details

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world. The House:



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2 grande salles, 5 bedrooms, 4 bathrooms, 2 Kitchens – Beautiful Staircase – coloured granite, Art Deco Banister

## Description of The House

### First Floor

#### Entrance

La GRANDE Cuisine (VERY Big Kitchen!!!) + Back Kitchen

Salle d'Artagnan (Salle de Reception), huge open fire – original tiles, poutres apperentes

### Second Floor

The Green Suite – two green Bedrooms, 1 Bathroom, 1 Dressing

The Yellow Suite – Master Bedroom, Master Bathroom, Smaller Bedroom or Dressing + small Bathroom

### Third Floor

Salle de Fête (Big!) + Small Kitchen

Red Bedroom + Red Dressing

Shower + Toilette

MAGNIFICENT Stairs – coloured granite, all 3 floors – Art Deco metal banister,

Original Butlers Kitchen.

Armed glass in all the windows

BEAUTIFUL Terrace

GRAND CAVE – developable

## ABOUT THE AREA

Caunes-Minervois is a small medieval town and commune in the Aude department in the Occitanie region in southern France. It is known particularly for its ancient Abbey, dating from the eighth century, and the outstanding red marble that has been quarried locally from Roman times.

The area is famous for wine connoisseurs.

The red wines of Minervois have often been associated with quantity rather than quality. But there are real treasures to be discovered, particularly from the area of La Livinière.

Famed for its red marble, used in the château de Versailles, the Louvre and the Opéra de Paris, but also its 13th century Benedictine abbey, Caunes-Minervois is located 25 minutes north-east of Carcassonne. The light at the end of a summer's day gives a walk through the paved, narrow streets in this medieval village a warm, gentle feel.

In Caunes-Minervois, we pay no attention to time as we focus on the signs of a rich Renaissance past. Here, there's a carved wooden door, there a mullion window or even the remains of the walls which protected the village. Walking along the narrow streets, you discover the façades of mansions dating from the 11th to 18th centuries, evidence of the rich local bourgeois: the old Maison Vidal (rue de l'église), Hôtel Sicard with its mullion corner windows or the Hôtel d'Alibert and its internal courtyard, a magnificent example of the Italian Renaissance influence.



## MAiN FEATURES:

- Beds: 5
- Bathrooms 4
- 300 m<sup>2</sup> living space
- Terrace
- Cave for development
- Massive potential in the rental market with guaranteed returns
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, fishing, walking and cycling areas nearby

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### Comum

Quartos de dormir:	5
Banheiro:	4
Pés quadrados acabados:	300 m <sup>2</sup>

### Lease terms

Date Available:

### Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/GTHekXCIVK4?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent&amp;listType=playlist&amp;list=TLGGEVQjKKijbmUxMTA4MjAyMg">https://www.youtube.com/embed/GTHekXCIVK4?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent&amp;listType=playlist&amp;list=TLGGEVQjKKijbmUxMTA4MjAyMg</a>
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### Contact information

IMLIX ID:	IX4.693.578
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