



PULLEN
REAL ESTATE + FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 399,000€ (incl. agency fees payable by vendor)

Beautiful barn conversion with pool and views in the Minervois



Immaculate barn conversion, offering about 237m² of living space, including 4 large bedrooms and 3 bathrooms, with garden, swimming pool, parking and views over the countryside, on a plot of c. 385m² in the pretty 'circulade' village of Aigne.

This former wine barn has been renovated to high standards, retaining many of the original features of the building, such as the original wine vats, stone walls and exposed beams. The entrance hall opens directly onto the kitchen and a WC and cloakroom. The kitchen is fully equipped, with a breakfast bar and a utility room. To the left of the hall is a very large open plan living/dining room with a wood burning stove and French doors opening onto the garden and pool. At the end of this room, the wine vats have been repurposed into an office and a music room.

From the main hall, the stairs lead to a spacious landing on the first floor, which could be used as a snug. A long corridor off the landing opens onto 4 bedrooms, 2 of which have ensuite bathrooms, and a family bathroom with large shower, toilet and washbasin. From the corridor, there are French windows that give access to the parking area at back of the property.

Outside, there is a patio seating area at the front of the property and to the left, a garden with a partially sunk pool of 6.5 x 3.5m. At the back of the garden there is a workshop and a laundry / storage room. There is parking for 4 cars, 2 on the right and 2 on the back of the property.

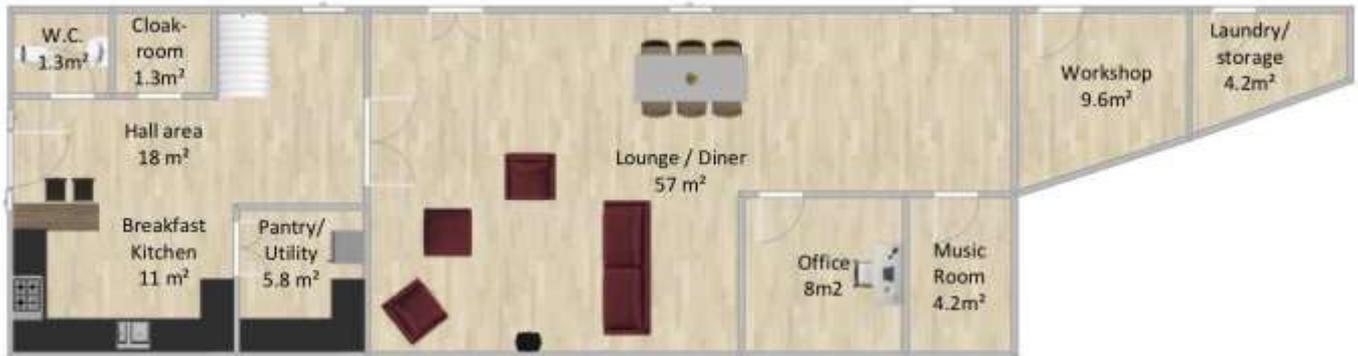
This property would be suitable for a large family, holiday home or could be re-purposed for renting out part of the property as gite/B&B. There is also the possibility to build a further studio for gite rental if desired.



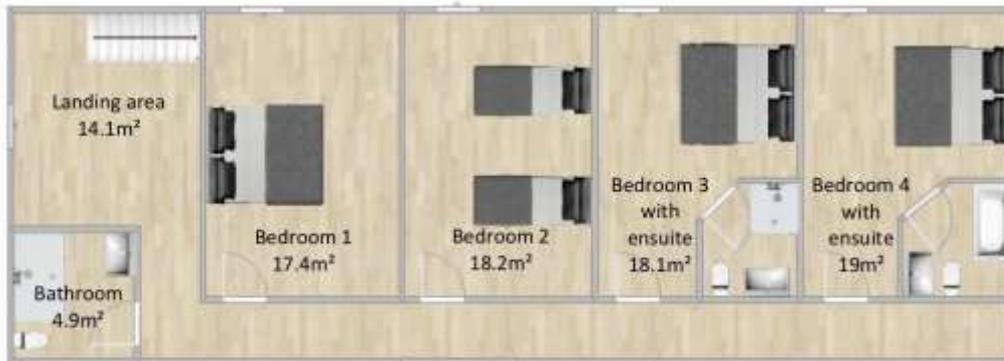
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Ground Floor



First Floor



General:

Mains drainage

Smoke alarm

Heating - wood burning stove, partial underfloor heating and electric wall heating

Garden

Parking for 4 cars

Swimming pool

Tax Foncière approx. 300 €p.a

Location:

Aigne – A pretty circulate village with bar/restaurant and post office. There is also a boulangerie and minimarket just 1km away in the next village. Surrounded by other beautiful villages including the famous Minerve which is 9 minutes by car, the market town of Olonzac 10 minutes, 10 minutes to Plage du Lac Jouarres, Homps on the the Canal du Midi 13 minutes, 20 minutes to the market town of Lézignan Corbières, 35 minutes to Narbonne, and 1 hour to Carcassonne and Béziers and their airports.