



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 640,000€ (incl. agency fees payable by vendor)

Superb contemporary wooden house with pool and unparalleled views in the Minervois



Contemporary architect designed wooden house, offering over 260m² of habitable space comprising 4/5 bedrooms, 3 bathrooms, a huge open plan living space, extensive terraces, pool, garage and large utility room, set in 1600m² of land in a peaceful location on the outskirts of a popular village in the Minervois. This detached property has been designed so that all the living spaces and bedrooms have views of the surrounding countryside, with large expanses of glass opening onto terraces which are almost as extensive as the interior living space. In addition, the house is situated on a raised elevation to take advantage of the stunning views of the open countryside, with only 2 other houses in the vicinity.

Accessed via a raised front entrance or from the garage below, one arrives in a vast open plan living room with salon, contemporary kitchen and dining area. Large sliding glass doors on one elevation open onto the terraces and bring in plenty of light to this living space. A spacious hall off the living room leads to the master bedroom with attached bathroom, and the three other bedrooms, one of which has an en-suite bathroom too. There is also a family bathroom and separate WC here. In addition, there is an office off the salon, which could double as a fifth bedroom.

The extensive wooden terraces around the house give the living space a much bigger feel. The terraces continue around the pool and summer kitchen, which are completely private and have unobstructed views of the countryside.

Below the terracing is the garage with parking for two cars, as well as a large utility room/cellar. The garden/land surrounds the house and comprises the local scrubland called 'garrigue' and mature pines. This high-end property is designed to take advantage of its rustic setting, whilst at the same time offering topnotch contemporary living with all luxury amenities. Great summer rental potential!

Lower Level:

Garage – 55m²

Utility room/cellar – 30m²

Upper Floor:

Open plan living room – 88m²

Hallway – 9m²

Master bedroom – 19m² with en-suite bathroom – 13.5m²

****non contractual information****

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Bedroom 2 with en-suite – 17m²

Bedroom 3 – 18m²

Bedroom 4 – 19m²

Office/bedroom 5 – 11m²

Hallway/playroom – 26m²

Family bathroom – 9m²

WC – 2m²

Exterior:

Pool – 9.5m x 4m

Summer kitchen – 20m²

Terraces over 100m²

General:

Underfloor heating by heat pump

Reversible air conditioning

Double glazing throughout

Remote controlled electric roller door on garage

Mains drainage

Smoke alarm

Tax Foncière approx. 2500€p.a

Location:

Caunes Minervois – Popular tourist riverside village, renowned for its red/pink marble, with all amenities including, restaurants, cafés, bakery, school, pharmacy etc., 20 minutes from Carcassonne, 40 minutes from Narbonne, and about an hour from Beziers and beaches

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