



PULLEN  
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

**PRICE: 320,000€** (incl. agency fees payable by vendor)

## Sublime renovated Maison de Maître with courtyard in Minervois village



Sublime architect designed renovated Maison de Maître offering approximately 260m<sup>2</sup> of habitable space comprising 5 bedrooms/2 bathrooms, a sunny courtyard and development potential for an independent apartment.

The property, originally a house and an attached barn, has been remodelled by a local firm of architects to create an airy and luminous home, by capturing all available light with the installation of expansive glass doors and windows, as well as lightwells and voids.

Enter via the original front door onto a hallway with a classic stone and iron staircase leading to the upper floors. Off one side of the hall is a spacious open plan living/dining room with exposed stone walls and large glazed doors on either side, one of which opens onto the courtyard. The dining room leads to contemporary fully fitted kitchen which also has glazed doors opening onto the courtyard and an ingenious lightwell designed to maximise light in this space. To the other side of the hallway there is a bedroom with WC, which is currently used as an office.

On the first floor, a hallway from the landing leads to a master suite with bathroom. A void between this room and the hallway is designed to bring more light into the salon below. A third bedroom and a family bathroom on the other side of the hallway.

On the top floor, there are 2 further bedrooms, which are currently unused but are ready to move into. The private courtyard, which is large enough for a spa/hot tub, has been created by the removal of part of the roof of the barn. The remainder of the building is on two floors, with independent access from a rear road. There are existing plans for the creation of a one-bedroom apartment in this part, with water and electricity supplies already installed.

The whole property is a subtle blend of the original architecture of the buildings with new cutting-edge additions, thereby creating an exciting, fashionable residence, with potential for income generation.

### *Ground Floor:*

Entrance hall – 4.8m<sup>2</sup>

Living/dining room – 52.9m<sup>2</sup>

Kitchen – 29m<sup>2</sup>

Office/Bedroom 5 – 17.1m<sup>2</sup>

**\*\*non contractual information\*\***

Pullen Real Estate, L'Écurie, 6 Rue d'Alsace, 11120 St. Marcel sur Aude • [info@pullenfrance.com](mailto:info@pullenfrance.com) • +33 (0)4 68 48 84 03

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*1<sup>st</sup> Floor:*

Master Bedroom – 21m<sup>2</sup>; en-suite -4.8m<sup>2</sup>

Bedroom 3 – 20.7m<sup>2</sup>

Bathroom –5.7m<sup>2</sup>

Hall -10.7m<sup>2</sup>

Landing – 4.8m<sup>2</sup>

*2<sup>nd</sup> Floor:*

Bedroom 4 – 40m<sup>2</sup>

Bedroom 5 – 20.7m<sup>2</sup>

Landing – 4.8m<sup>2</sup>

*Exterior:*

*General:*

Town gas central heating

Double glazing throughout

Mains drainage

Tax Foncière approx. 2500€p.a

*Location:*

**Sainte Valiere** - Tranquil village nestling among vineyards, 5km from the Canal du Midi, with a general store, bread point and bar/café, within a few minutes of a village with 2 large supermarkets and numerous restaurants in surrounding villages, 25 minutes from Narbonne and the motorways, 40 minutes to beaches and within 50 minutes of airports at Carcassonne, Beziers and Perpignan

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