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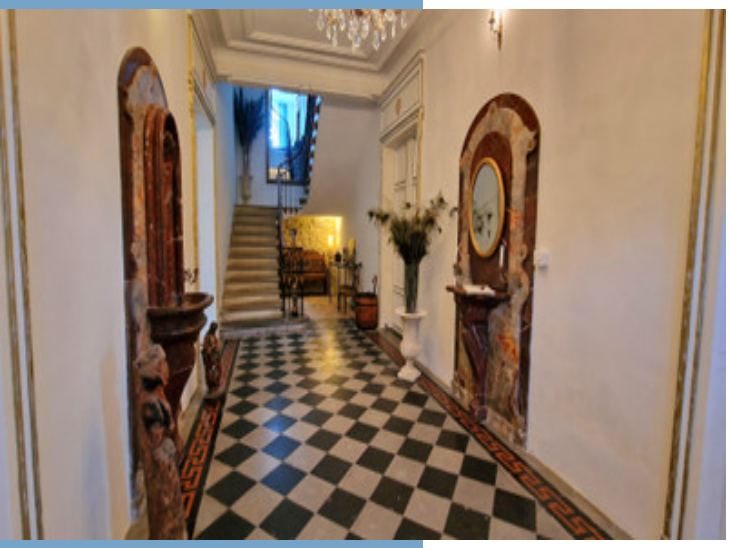
STUNNING MAISON DE MAITRE WITH NINE BEDROOMS , WALLED GARDEN AND SWIMMING POOL POPULAR VILLAGE LOCATION

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A37373CST11
PRICE	€ 665,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	4
ACCOMMODATION	400 m²
LAND	200 m²
TOWN	Ginestas
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, High speed internet

*Price based on current exchange rate which is subject to change

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- Stunning character Maison Du Maitre
- Lots of original features
- four large ensuite bedrooms
- 2nd Floor 5 bedrooms for renovation
- Charming walled garden with pool

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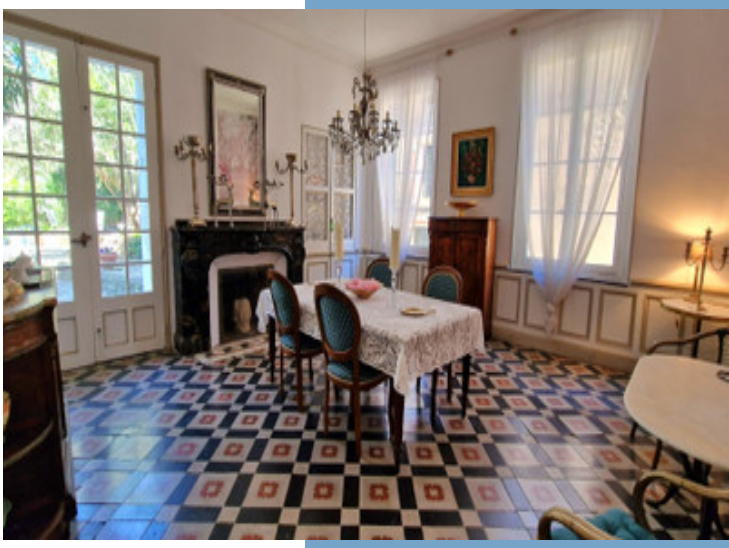


A rare gem in the heart of the Minervois, this magnificent Maison de Maître enjoys a privileged setting in a most sought-after village near Narbonne, just moments from the UNESCO-listed Canal du Midi and all amenities. Rich in authentic French charm and genuine period

DESCRIPTION

The Property in More Detail
Beautifully decorated by the current owners, this character-filled home benefits from a new roof and retains a wealth of period features throughout.

You'll find original encaustic tiled flooring, sumptuous marble fireplaces, and stunning stone staircases. Other notable features include original wood casement doors and two elegant marble bénitiers in the entrance hallway, adding a touch of historic grandeur.



Exterior
Outside, a beautiful walled courtyard garden of over 200m² offers multiple seating areas, ideal for relaxing or entertaining. The garden is adorned with Mediterranean plants and vibrant flowers, creating a private and tranquil oasis.

A Desjoyaux swimming pool (7m x 3.5m) completes the outdoor space – perfect for cooling off on warm summer days.

Location
Set in a sought-after and friendly village, the property is within walking distance of all amenities:
Boulangerie, Small supermarket, three restaurants, hairdressers ,school and doctors.



Location & Accessibility:
Ideally situated for exploring the region, Ginestas is just:
15 km from Narbonne, the historic Roman city
30 km from Béziers
30 km from the Mediterranean beaches
Transport Links:
Convenient travel options include:
Airports in:
Toulouse,Montpellier,Béziers,Carcassonne,Perpignan

TGV (high-speed train) from Narbonne to Paris in just over 4 hours and 15 minutes

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37373CST11
COMPLETE FILE AND PHOTO ON REQUEST

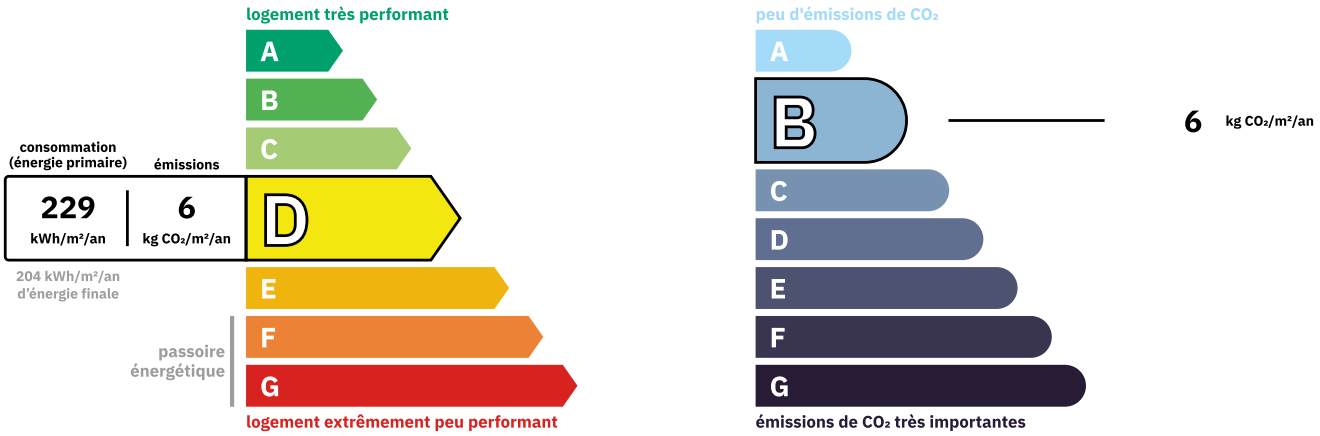
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3950 € and 5400€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A37373CST11

FILE COMPLETE AND PHOTOS ON REQUEST

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