

FABULOUS ELEGANT CHARACTER 5 BEDROOM PROPERTY WITH A STUNNING POOL AREA IN A POPULAR MINERVOIS VILLAGE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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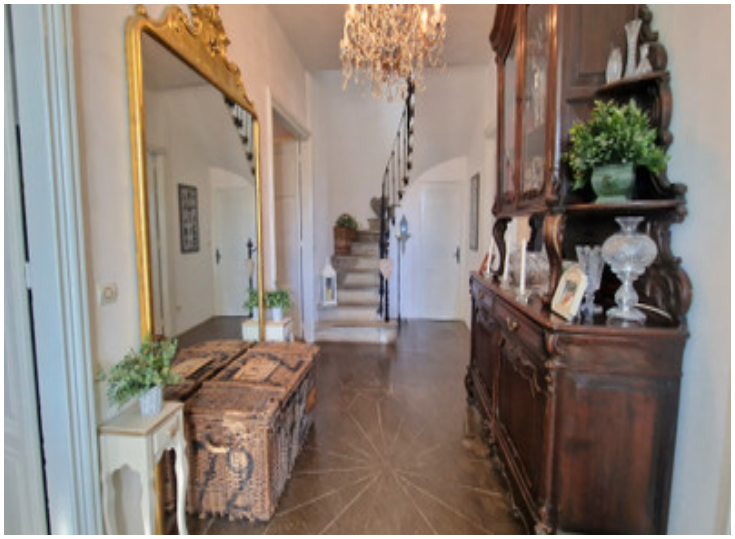


PROPERTY FACT FILE

REFERENCE	A42758CST34
PRICE	€ 480,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	230 m²
LAND	809 m²
TOWN	La Livinière
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- 230 m² of elegant, character-filled space
- Five private ensuite double bedrooms
- New heated 10 x 4 m pool & sun terrace
- Nice location walking distance to the village
- Ready to enjoy with future potential

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Come and discover this fabulous home, rich in character and offering over 230 m² of habitable space. Behind its elegant double doors, a stunning entrance hall sets the tone for what lies beyond. The heart of the home is a luminous 40 m² lounge and dining room adorned with a beautiful marble fireplace — perfect for both relaxed living and refined



DESCRIPTION

Set in the heart of the Minervois wine region, La Livinière is a highly sought-after village known for its charm, relaxed lifestyle, and renowned vineyards. Surrounded by beautiful countryside, it offers an authentic southern French atmosphere with local restaurant,epicerie , wineries, and a welcoming community.

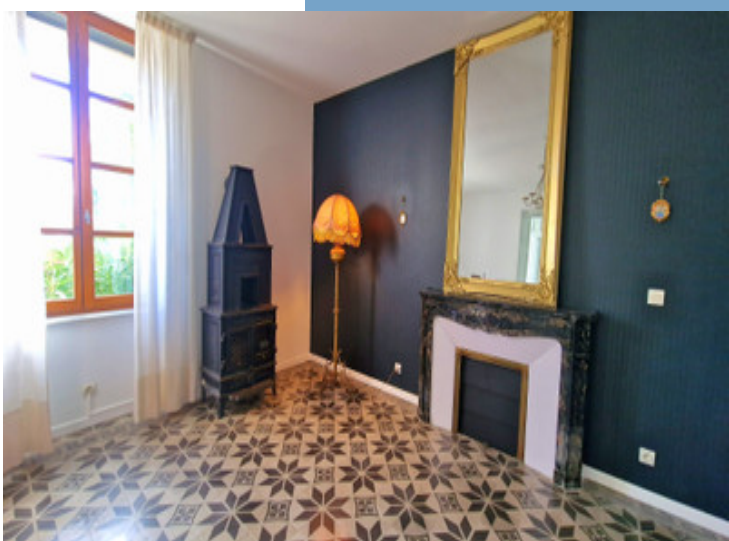
The lively market town of Olonzac is just minutes away for everyday amenities. Carcassonne and its airport are around 40 minutes away, Narbonne approximately 35 minutes, and Béziers about 45 minutes. The Mediterranean coast can be reached in 45–50 minutes, making La Livinière an ideal base to enjoy both countryside living and coastal escapes in the South of France.



PROPERTY FEATURES
- Approx. 230 m² of generous living space
- Five large double bedrooms, each with its own ensuite bathroom
  Dressing room on 1st floor

Utility area on 2nd floor
- Double glazing throughout for comfort and energy efficiency
- Mosquito screens installed on openings
- Electric shutters
- Reversible air conditioning providing heating and cooling all year round
- Attractive 809 m² plot offering privacy and outdoor space
- Planning permission already granted for a 7 x 4 m garage
- Plus planning permission for an Independent pool house
- Newly installed 10 x 4 m heated swimming pool
- Expansive terrace, perfect for outdoor dining, relaxing, and entertaining

Viewing highley recommended perfect family home
Bed and Breakfast potential



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42758CST34

COMPLETE FILE AND PHOTO ON REQUEST

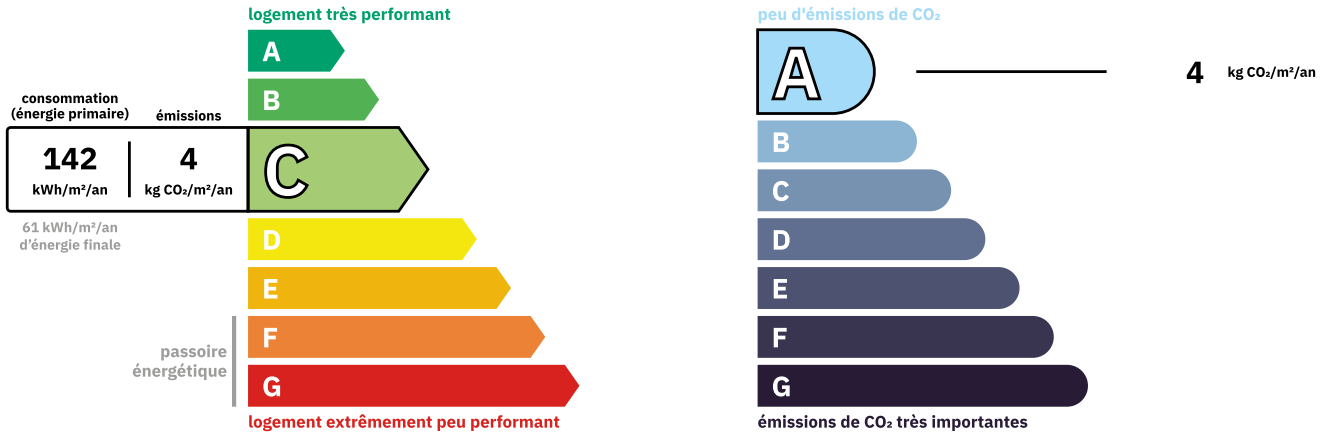
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1960 € and 2700€ for 2021

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.

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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 :A42758CST34
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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