



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

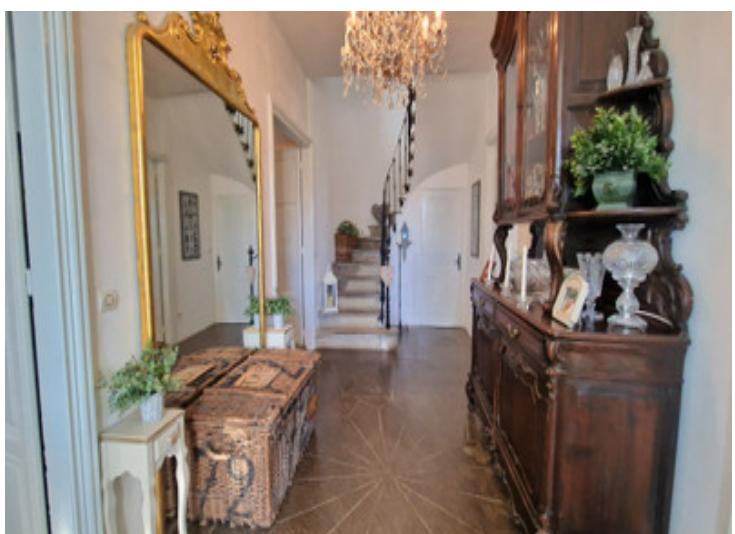
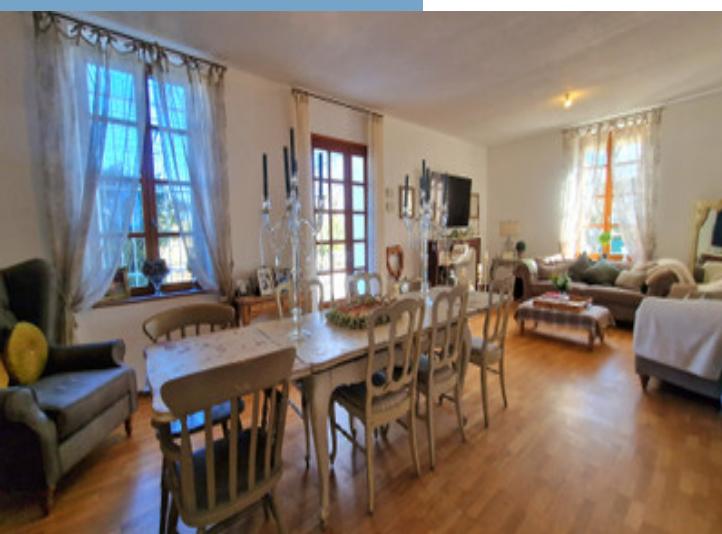
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VIL...



## PROPERTY FACT FILE

REFERENCE	A42758CST34
PRICE	€ 525,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	230 m <sup>2</sup>
LAND	809 m <sup>2</sup>
TOWN	La Livinière
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

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



- 230 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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

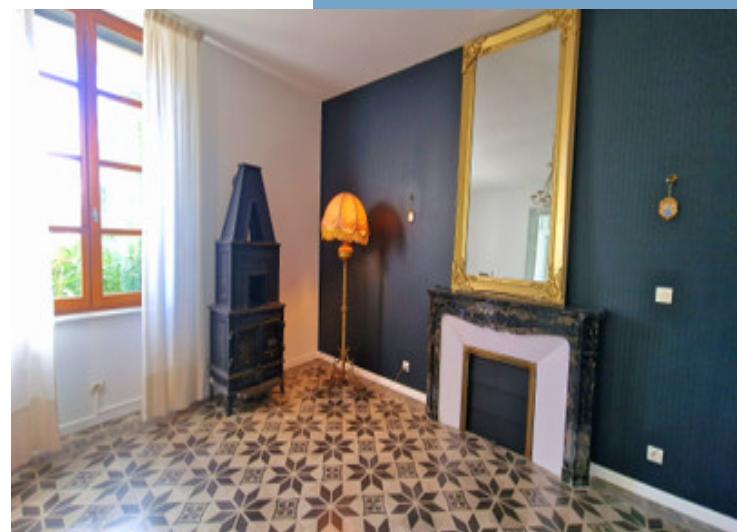
- Approx. 230 m<sup>2</sup> of generous living space
- Five large double bedrooms, each with its own ensuite bathroom
- Dressing room on 1st floor
- Utility area on 2nd floor
- Double glazing throughout for comfort and energy efficiency
- Mosquito screens installed on openings
- Electric shutters
- Reversible air conditioning providing heating and cooling all year round
- Attractive 809 m<sup>2</sup> 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 highly recommended perfect family home  
Bed and Breakfast potential

More Online :

<https://leggett-prestige.com/luxury-property-for-sale/view/A42758CST34>

COMPLETE FILE AND PHOTO ON REQUEST

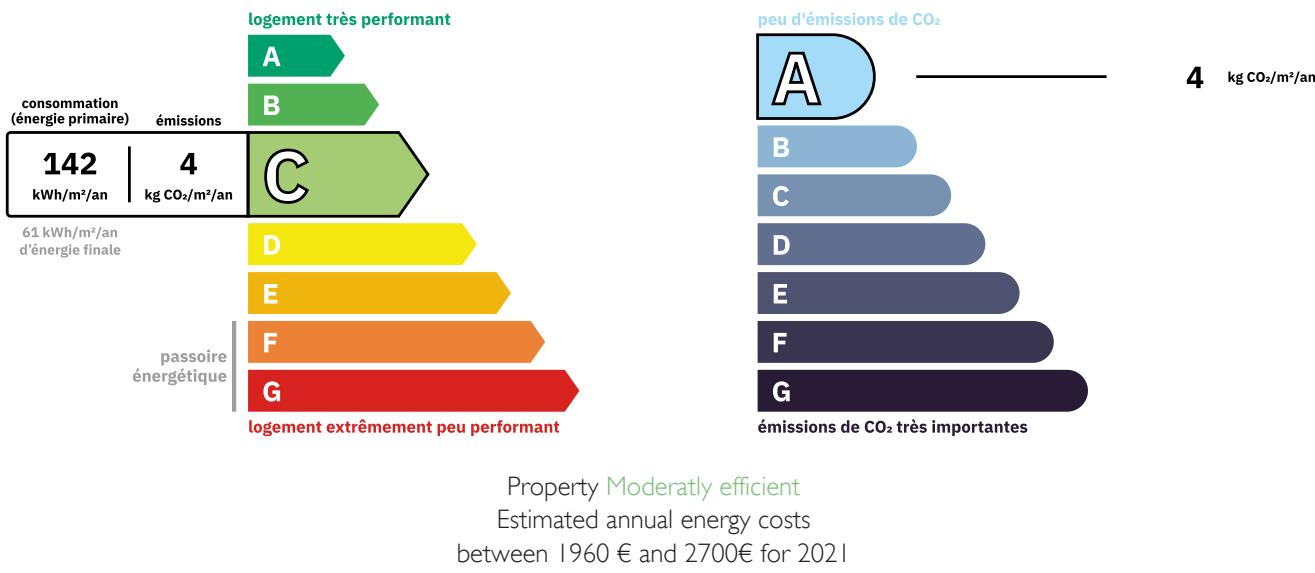


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :A42758CST34

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AND PHOTOS  
ON REQUEST

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