

[Click to view MFH-MSA103720](#)

## Single-storey Architect Villa in the Minervois

Pépieux , Aude , Occitanie



**€590,000**

inc. of agency fees

3 Beds 1 Baths 138 sqm 2435 sqm

Discover this architect designed villa offering elegance and serenity in the heart of the Minervois, all with privacy, just 30 minutes from Carcassonne airport.

### At a Glance

**Reference** MFH-MSA103720

**Bed** 3

**Land** 2435 sqm

**Near to** Narbonne

**Bath** 1

**Pool** Yes

**Price** €590,000

**Hab.Space** 138 sqm

**Land Tax** €2900.00

### Property Description

Set in a tranquil setting on the edge of a charming village in the Aude, this single-storey, south-facing, architect-designed villa will enchant you with its contemporary lines, spacious interiors and premium amenities.

From the moment you step inside, the atmosphere is established: space, light, and comfort. The entrance hall features a cloakroom, an office area, and a bathroom, all opening into a stunning living space. This open-plan area includes a cosy sitting room, a welcoming dining area, and a fully equipped kitchen with an integrated dining nook, ideal for modern living and entertaining.

The sleeping quarters offer a private environment with three generous bedrooms. The master suite comes with a dressing room and a double-sink bathroom, while the other bedrooms share a pleasant shower room.

The village offers a range of local amenities, including a school, a secondary education school bus service, a grocery shop, a pharmacy, a physiotherapist, a café, and several restaurants. The villa is conveniently located just 30 minutes from Carcassonne, Narbonne, and Béziers, with straightforward access to airports, making it an excellent choice for those seeking both peace and convenience.

## **The Villa**

### **All On One Level**

- entrance and living room - 37.33 sqm
- living room - 16.88 sqm
- fully fitted kitchen
- cellar and laundry - 10 sqm
- toilet and little office entrance - 4 sqm
- bedroom 1 with dressing - 14 sqm

- bedroom 2 and 3 - 10.71 and 11.74 sqm
- shower room - 8.24 sqm

## Outside

- 2 BBQ areas : one in pool house and one under covered terrace next to kitchen
- easy maintenance
- lots of flowers and mediterranean plants : umbrella pines, mimosa, bougainvillea ...
- garage - 71 sqm
- independent 25 sqm workshop
- equipped cellar/laundry room
- plenty of terraces
- large pool house
- 8x4 swimming pool
- gravel driveway

## Additional Information

- Comes with a small independant house - 60 sqm which can become a house
- Reversible air conditioning
- Automated gate and wicket gate with videophone
- Automatic drip irrigation
- Quality joinery and materials

## The Area and Access

- the village has many amenities and services
- Carcassonne at 30 minutes with [international airport](#)
- Beziers and Narbonne also at 30 minutes

***A rare property that combines style, comfort and potential, making it perfect for a main residence or a rental project.***

### Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Near to Schools?	✓
Near to a Golf	✓
Course?	
Is near the Coast?	✓

### And Before You Ask

Exposure:	South
Condition:	Immaculate
	Reversible
Heating System:	heating system
Currently lived in:	Yes
Condition of Roof:	Excellent
	Connected
Drainage:	to mains town system
Gas Supply:	Gas bottles for cooking
Land Tax:	€2900.00

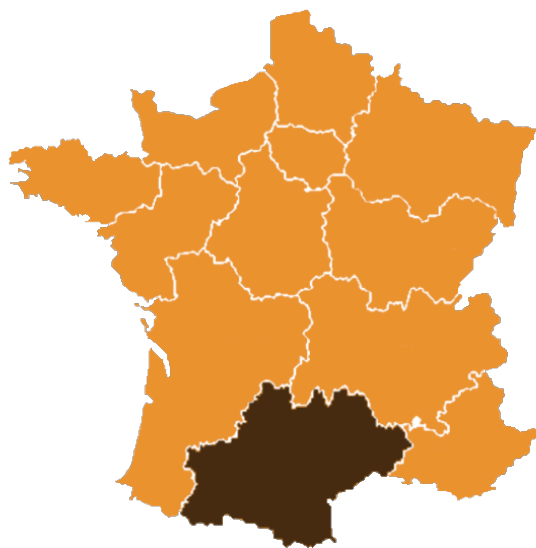
## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€590,000

## Key Information

Year Built:	2010
Internal Area:	138 sqm
Land Area:	2435 sqm
Floor:	1
How many Outbuildings:	2
Number of Fireplaces:	2
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**





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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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