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Charming Stone Property Converted Into Bnb With Pool And Large Courtyard

Minerve , Hérault , Occitanie



€454,750

inc. of agency fees

9 Beds

8 Baths

Pretty Minervois winegrowers hamlet located 5 minutes from a village with amenities, 10 minutes to Olonzac, 45 minutes to Carcassonne (airport), 1 hour to Perpignan (airport). This pretty, historic, stone...

At a Glance

Reference MFH-LFR-VC470000E

Bed 9

Near to Minerve

Bath 8

Pool Yes

Price €454,750

Land Tax N/A

Property Description

Pretty Minervois winegrowers hamlet located 5 minutes from a village with amenities, 10 minutes to Olonzac, 45 minutes to Carcassonne (airport), 1 hour to Perpignan (airport).

This pretty, historic, stone house (1780) that was formerly used as a B&B, offers 375 m2 living space

comprising a south facing independent main residence with 2 bedrooms, plus a studio and 6 en suite bedrooms. The whole leading to a feature swimming pool and large covered lower south facing terrace with a lovely summer kitchen. The owners also have a private garage and terrace with superb views on the vineyards.

Private part

Basement = Dining room of 36 m² + salon/reading room of 8.5 m² (original repurposed wine vats with oak barrels) + lounge area of 9.5 m² (original repurposed wine vats) + library of 15 m² + wine store/pantry of 3 m² + hall of 3 m² + garage of 45 m² + access to an attic of 29 m².

Ground = Entrance hall of 14 m² + equipped kitchen of 21 m² (tiled, 5 ring gas range, electric oven, microwave, double fridge, freezer, vapour oven, kitchen island, top and bottom units, exposed oak beams, videophone, door to south terrace) + hall of 7.5 m² + wc with basin + rear stairs to attic of 29 m² + lounge of 30 m² (pellet burning stove, exposed stone and beams, under-stairs office) + bathroom of 12 m² (Jacuzzi bath, wc, Italian walk-in shower, oval sinks, dressing room, under stairs storage) + terrace of 18 m².

1st = Hall of 4 m² + wc + bedroom of 16.3 m² + dressing of 4 m² + bedroom of 20.7 m².

B&B part

Ground = Entrance hall of 6 m² (original tiles, original marble stairs) + bedroom of 17 m² with shower room of 2.5 m² (shower, basin, wc).

1st = Hall of 6 m² + bedroom of 19.6 m² with shower room of 2.5 m² (shower, basin, wc) + storage of 1 m² + hallway of 4.5 m² + bedroom of 12.5 m² with shower room of 3 m² (shower, basin, wc) + bedroom of 10.5 m² with shower room of 2.5 m² (shower, basin, wc).

2nd = Bedroom of 15 m² with shower room of 3.5 m² (shower, basin, wc) + laundry of 8 m² (washing machine, dryers) + bedroom of 13.50 m² with washroom (wc, basin).

Studio with room of 29.5 m² + dressing of 2 m² + bathroom of 3.5 m² + access to the terrace.

Exterior = Heated swimming pool (7×3 m) + large southfacing terrace of 200 m² with summer kitchen (barbecue, fridges, freezer, work units, large storage space, electric remote control shutters with videophone) + irrigated water system + the pool is heated using solar panels.

Sundry = South facing orientation + historical house 1780 + photovoltaic panels with income of 2700€/year (no electricity bills) + underground tank of 11000 litres + reversible air conditioning + double glazed hardwood windows + original features + furniture and B&B contents negotiable + well + irrigation + annual property tax 1584€ + roof renovated + off street parking + wood stove + videophone + rooms can be rented at 70€/120 € per night.

Price = 454.750 € (Large property with excellent income potential !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate.

Property Id : 24910

Price: 454,750 €

Property Size: 375 m2

Property Lot Size: 330 m2

Rooms: 15

Bedrooms: 9

Bathrooms: 8

Reference: VC470000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

Summary

Property type:	House
Bedrooms:	9
Bathrooms	8
Price	€454,750

Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



Gallery









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C. BAUER – Sunday Times

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