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## Maison De Maître With Garden And Pool In A Minervois Village

Lézignan-Corbières , Aude , Occitanie



**€500,000**

inc. of agency fees

7 Beds

400 sqm

Beautiful Maison de Maître, offering approximately 400m<sup>2</sup> of habitable space comprising 7 bedrooms and 4 bathrooms, with a secluded garden, swimming pool and attached outbuildings of 250m<sup>2</sup>, set in a plot...

### At a Glance

**Reference** MFH-CB83703944

**Bed** 7

**Near to** Lézignan-Corbières

**Pool** Yes

**Price** €500,000

**Hab.Space** 400 sqm

**Land Tax** N/A

### Property Description

Beautiful Maison de Maître, offering approximately 400m<sup>2</sup> of habitable space comprising 7 bedrooms and 4 bathrooms, with a secluded garden, swimming pool and attached outbuildings of 250m<sup>2</sup>, set in a plot of 766m<sup>2</sup> at the edge of a pretty village in the Minervois close to Narbonne.

The elegant 3-storey building with exposed stone façade has been renovated sympathetically, preserving many period features throughout, such as marble fireplaces, intricate cornicing, original stone staircase and wooden doors. Well-proportioned rooms and a classic layout add to its attraction.

A path winds its way from a small gate to the front door of the house, which opens onto a spacious central foyer. To the front of the house, there is a salon and a formal dining room off the hallway. The salon in turn opens onto a sitting room. Both rooms have high ceilings and almost floor length windows that flood the rooms with light. The dining room is similar in layout and opens onto a fully fitted kitchen. There is a pantry off the kitchen, with access to the garage & workshop.

On the first floor, a central hallway opens onto 3 bedrooms (one with en-suite shower room) and the master bedroom, which has its own bathroom (with sunken spa bath) and a dressing room. There is also a shared family bathroom on this floor.

The top floor of the house has 3 further bedrooms and a bathroom. In addition, there is a huge terrace with far-reaching views of the countryside, accessible from the hallway.

Outside the well-established garden is private and secluded, with a 8m x 4m swimming pool, a greenhouse and a shed, and mature plants and shrubs throughout. The outbuildings at the rear, comprise 2 garages and a workshop. On the first-floor level there is a games room and space for further development. As well as the garages, there is also off-street parking in a dedicated parking area with double gates and a car charging point.

In summary, this enchanting property is in relatively good condition and ready to move into. In addition, it offers the possibility of further extension in the outbuildings, if desired. A rare find!

This property is the result of a delegation of mandate

Summary

Property type:	Mansion
Bedrooms:	7
Price	€500,000

Key Information

Internal Area:	400 sqm
Property Features:	
• Swimming pool	
Swimming Pool?	Yes

Location: Occitanie



## Gallery











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