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## Luxury Stone-built Hotel Particulier near Carcassonne

Villeneuve Minervois , Aude , Occitanie



# €878,000

inc. of agency fees

9 Beds   7 Baths   690 sqm   100 sqm

This historic property features a mansion with five guest rooms, two separate apartments, an old restaurant room with a shaded terrace, and an inner courtyard. Just 15 minutes from Carcassonne and the airport.

### At a Glance

<b>Reference</b>	MFH-MSA70010	<b>Near to</b>	Carcassonne	<b>Price</b>	€878,000
<b>Bed</b>	9	<b>Bath</b>	7	<b>Hab.Space</b>	690 sqm
<b>Land</b>	100 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€6088.00

### Property Description

This magnificent 200-year-old property is located near the historic castle of Villeneuve Minervois and is full of history. The village has various shops, a school, and medical services. The property is ideally located just 15 minutes from Carcassonne and its international airport.

The property consists of several distinct parts. On one side, there is a beautiful mansion full of charm and exceptional finishes, including several lounges, a kitchen equipped with marble Caunes to prepare breakfasts, and five guest rooms, one of which is designed for people with reduced mobility. In the same building, there is also a private apartment of 70 sqm with a terrace and a second, more spacious apartment of 122 sqm. The total living area is 520 sqm. This part can be used as a guest room or remain a part of the rest of the house.

On the other side, there is an old restaurant room of 160 sqm and a kitchen of 63 sqm. This part benefits from a beautiful shaded terrace on a main street and a charming inner courtyard for receptions or personal parties. The courtyard that joins the two parties has a very nice bar area, and it would be possible to add a swimming pool.

The property is sold with an adjacent house that needs complete renovation. You can create a garage, other rooms, a relaxation area with a spa, and activities focused on relaxation or sport.

## **The Accommodation**

### **The ground floor**

- several living rooms
- fully equiped kitchen
- 8 bedrooms
- 5 suites
- 2 appartments 70 sqm and 132 sqm
- total habitable space of 520 sq.m
- house toching the property to renovate and create a garage
- when in use the restaurant with kitchen was 160 sqm ! to add to the property and could be fitness room or something else !

## **Stepping Outside**

- Covered BBQ area with bar in big court
- easy maintenance
- possibility to create pool

## **Additional Information**

- some furniture included except owners private ones

## **The Area and Access**

- Carcassonne and airport at 20 minutes
- golf course in Carcassonne
- In the Minervois wine growing region
- 1 hour from beaches and seaside, mountains nearby

*This exceptional, authentic, warm property is ideally located in the village. It is to discover quickly!*

## Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓

## And Before You Ask

- Exposure: South
- Year of Renovation: 2010
- Condition: Ready to move in
- Heating System: Reversible heating system
- Reason for selling: Retiring
- Currently lived in: Yes
- Furnished: Yes
- Condition of Roof: Very good condition
- Drainage: Connected to mains town system
- Gas Supply: Gas bottles for cooking
- Land Tax: €6088.00

## Summary

Property type:	Mansion
Bedrooms:	9
New Home?	No
Bathrooms	7
Price	€878,000

## Key Information

Internal Area:	690 sqm
Land Area:	100 sqm
Floor:	3
How many Outbuildings:	2

### Property Features:

- Hôtel particulier full of charm and history
- close to Carcassonne
- village with all amenities
- easy to run as B&b
- could even run a restaurant
- golf at 20 minutes
- Sold with a house to entirelyly renovate
- pool possible
- luxury finishings
- many terraces on street and roof top style

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



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