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## Luxury Stone-built Hotel Particulier near Carcassonne

Villeneuve Minervois , Aude , Occitanie



**€749,000**

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

Reference MFH-MSA70010

Near to Carcassonne

Price €749,000

Bed 9

Bath 7

Hab.Space 690 sqm

Land 100 sqm

Pool No

Land Tax €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 equipped kitchen
- 8 bedrooms
- 5 suites
- 2 apartments 70 sqm and 132 sqm
- total habitable space of 520 sq.m

- house touching 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	€749,000

## Key Information

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

### 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 entirely renovate
- pool possible
- luxury finishings
- many terraces on street and roof top style

Has a Wine Cellar    Yes

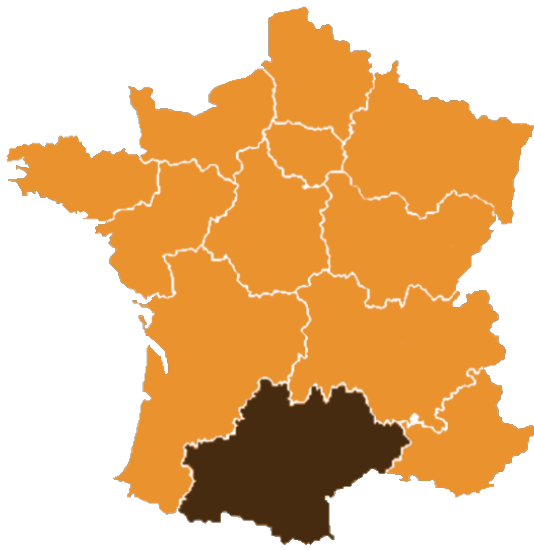
Has an Office / Study?    Yes

Has a Terrace?    Yes

Has Air  
Conditioning? Yes

Has  
ADSL/Broadband? Yes

**Location: Occitanie**



## Gallery















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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