

[Click to view MFH-MSA70010](#)

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
Bed 9
Land 100 sqm

Near to Carcassonne
Bath 7
Pool No

Price €749,000
Hab.Space 690 sqm
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 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 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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved