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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 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

Connected to

Drainage: 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 entirelly renovate

pool possible

luxuary finishings

many terraces on street and roof top style

Has a Wine Cellar Yes Has an Office / Study? Yes

Has a Terrace? Has Air Conditioning? Yes

Has

Yes ADSL/Broadband?

Yes

**Location: Occitanie** 



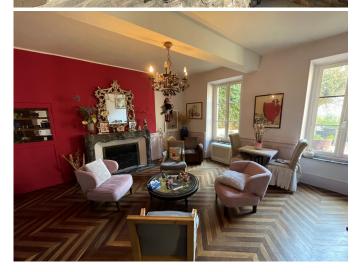
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