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## Atypical Stone Country House With Pool And Garden, Ginestas

Ginestas , Aude , Occitanie



**€435,000**

inc. of agency fees

5 Beds

235 sqm

Exceptional contemporary barn conversion, offering around 235m<sup>2</sup>of habitable space comprising 5 bedrooms and 3 bathrooms, a large convertible space, a courtyard garden with pool, another garden with parking...

### At a Glance

Reference MFH-CB83707842

Near to Ginestas

Price €435,000

Bed 5

Pool Yes

Hab.Space 235 sqm

Land Tax N/A

### Property Description

Exceptional contemporary barn conversion, offering around 235m<sup>2</sup>of habitable space comprising 5 bedrooms and 3 bathrooms, a large convertible space, a courtyard garden with pool, another garden with parking space, all on a private parcel of around 600m<sup>2</sup> located in the centre of a lively village in the Minervois.

The property forms one half of a larger wine barn dating from the 19th century, which was converted into 2 separate homes in the early 2000s. To the front, iron gates give access to a walled garden that is split in half between the two properties. The plot belonging to this property is large enough to park 3 cars, thereby providing rare off-street parking for the property. The main entrance to the building opens onto a communal space/hall giving independent access to each property. From here, impressive new barn doors open onto a vast space of approximately 165m<sup>2</sup>, with high ceilings, windows already in place and concrete flooring. This space could be converted to provide further living space for the main house or to create two independent gites.

Stairs from this floor lead up to an attractive back courtyard garden where there is a swimming pool with a travertine tiled terrace, a summer kitchen and an al fresco dining area. There is also access from this end directly onto the street.

The main house is accessed via stone stairs from the courtyard. One enters onto a stunning open plan living room with a modern feature fireplace at its centre. The room is seamlessly divided into a living area, a dining area and a kitchen, which is fully fitted. A large glazed door, several veluxes and a glazed entrance door flood the space with light and give it a light and airy feel.

Just off this room is the master bedroom with WC and views onto the front garden. There is also a large family bathroom and another 2 shower rooms on this side. On the other side of the living room is an unfinished with possible independent access.

Two flights of stairs at either end of the living room lead to the 4 remaining bedrooms, two on each wing.

This amazing property is one of a kind, with its unusual architecture and layout, spacious contemporary living space, two outdoor spaces and room for expansion. It has a successfully history as a summer rental and offers various possibilities either as a primary or secondary residence, with income generating potential.

Ginestas – Lively village with all commerce including 3 restaurants, café, bakery, etc. – 5 minutes from the Canal du Midi, 15 minutes from Narbonne and motorway, 45 minutes from airports at Beziers, Carcassonne and Perpignan, and 35 minutes to beaches

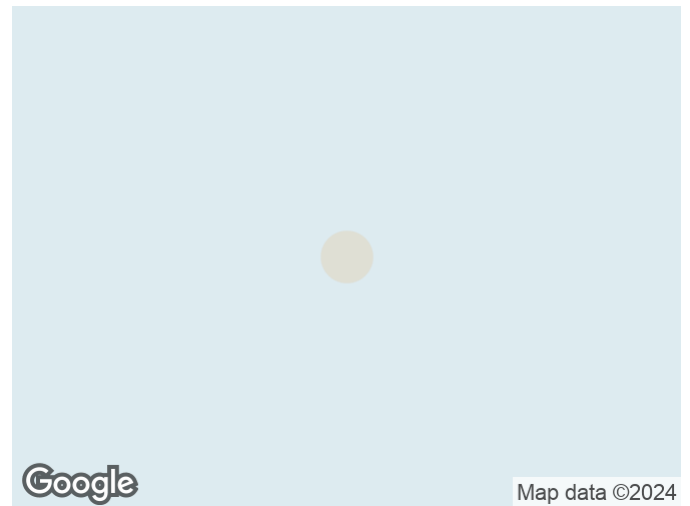
## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€435,000

## Key Information

Internal Area:	235 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

## Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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