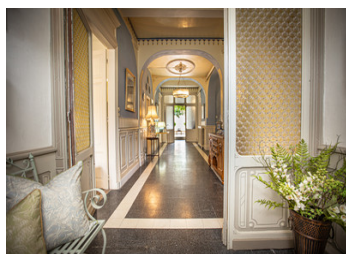
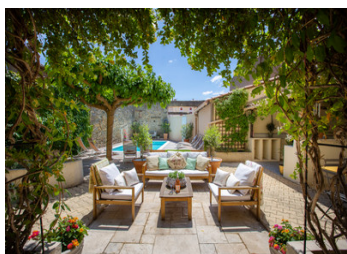
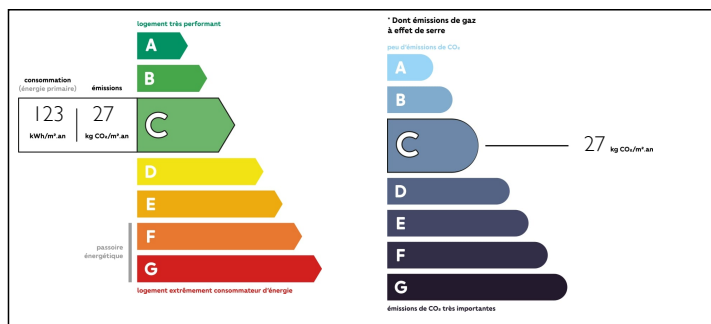


## Timeless Elegance: Historic 8 Bedroom Maison de Maître in Rieux-Minervois w/Business Potential Southern France

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

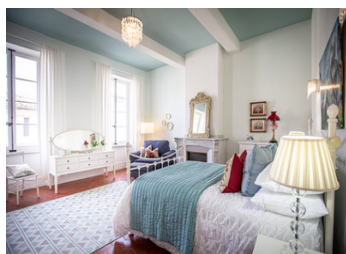
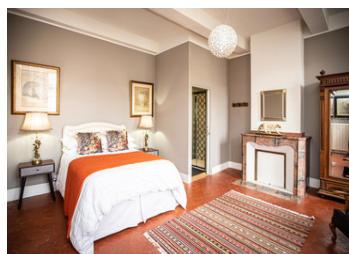
Town:	Rieux-Minervois
Department:	Aude
Bed:	8
Bath:	6
Floor:	480 m2
Plot Size:	240 m2

## IN BRIEF

Discover the allure of a historic Maison de Maître in Rieux Minervois, Southern France. This three-story masterpiece, boasting elegant stone walls and preserved original features, invites you into a world of enchantment. With high ceilings, wooden beams, and a "Carreau de Ciment" floor, the property exudes historic charm. The sun-drenched garden, spanning 240m2, features a pool and is perfect for intimate gatherings. Eight meticulously decorated bedrooms offer a blend of luxury and warmth. The spacious layout presents business potential for a boutique hotel or B&B. The property includes a grand entrance, living and dining rooms, a professionally designed kitchen, charming suites, and outdoor spaces like a swimming pool, garage, and parking. Located in the heart of Rieux-Minervois, the property provides a rare opportunity to embrace the French lifestyle, with local amenities, historic sites, and renowned wines. Don't miss the chance to own this enchanting piece of Southern France.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3796 EUR**

## NOTES

## DESCRIPTION

Step into a world of enchantment as you enter this three-story Maison de Maître, a true masterpiece nestled in the historic charm of Rieux Minervois. This magnificent property, with its elegant stone walls, marble chimneys, and original features meticulously preserved, offers a rare opportunity to own a piece of Southern France's rich history.

### Maison de Maître Highlights:

**Historic Charm:** This Maison de Maître exudes an aura of historic charm with its high ceilings, wooden beams, and "Carreau de Ciment" geometric floor tiles. Each step resonates with the stories of the past, inviting you to step back in time and relish the character this property exudes.

### Sun-Drenched Garden:

The sun-kissed garden, spanning 240m2, is a breathtaking haven. Experience the magic of the Minervois wine region right at your doorstep. Immerse yourself in the tranquillity a perfect spot for intimate gatherings or moments of solitude with a swimming pool to cool off in on the hot summer days.

### Eight Intimate Bedrooms:

Discover the allure of eight intimate bedrooms, each meticulously decorated to create a space that is both fabulous and welcoming. The masterful design ensures a perfect blend of upscale living and the warmth of a welcoming home.

### Business Potential:

With its spacious layout, the property presents versatile business opportunities. Explore the potential of running your own Boutique hotel, Chambre d'Hôtes, or a charming Bed & Breakfast. The professionally decorated interiors and the exquisite setting make this Maison de Maître a rare gem for those seeking...