



Character 5 bedroom, 4 bathroom manor house surrounded by vineyards, minutes from the Canal du Midi,

€290,000

Ref: BVI58478

11700, Capendu, Aude, Occitanie

* Available * 5 Beds * 4 Baths

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French Entrée

Property Description

. Well proportioned manor house with 5 bedrooms, 3 of which are ensuite, and a large family bathroom. Terraces and garden and option of a pool area, subject to necessary permissions. There is a very large attached garage and a workshop. The house is surrounded by vineyards and orchards. Walking distance to the Canal du Midi.

This large property is situated on the outskirts of a minervois village with facilities and set amongst apple orchards and vines. It has stunning views of the Montagne Noire from its terraces. It has been sensitively renovated to create a spacious home and offers 5 bedrooms (3 ensuite), a family bathroom, open plan salon, kitchen and dining area, leading to a terrace. There is also a utility room with a ground floor toilet.

There is an enclosed private garden, mature trees and an area to install fully functioning pool is an option (with appropriate planning permissions).

The house has retained original features to maximize the light from its south facing orientation.

Located 20-25 minutes from Carcassonne airport; 1 hour to Toulouse, easy access to motorways and TGV/Trains.

Explore the region of vineyards, chateaux, canal du midi, by foot or bike! Only 40 minutes to the Mediterranean coast; and around 1 hour to ski resorts.

