



## Historic renovated villa surrounded by olive trees and vineyards less than 1 hour from the Med sea,

€1,100,000

Ref: BVI66153

34210, Minerve, Hérault, Occitanie

\* Available \* 3 Beds \* 4 Baths

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**French Entrée** 



## Property Description

A unique piece of history, this former presbytery has been carefully renovated to offer modern comforts with authentic historical charm. Nestled on the outskirts of Minerve in Southern France, a village that is one of France's officially classified 'Beaux Villages,' this fabulous renovated villa is surrounded by olive trees and vineyards and under an hour to the Mediterranean coastline.

For those who like to entertain, the stone caves beneath the main property reveal treasures - an inviting projection screening room, a lively games room with a pool table and cozy bar, and a cellar steeped in the history of aged wines. Outdoors, a private pool, sprawling terraces, a petanque area, and a rustic wood-fired pizza oven beckon for leisurely gatherings. The property has been lovingly renovated and benefits from an excellent energy efficiency rating.

Five garages and expansive workshop areas offer versatility - a gym, an art studio, a home office, a music room, an art gallery, or potential for expansion (subject to permissions). Imagine the orangerie, bathed in natural light from floor-to-ceiling windows, currently a home gym yet brimming with potential for an artist's retreat or a serene yoga studio.

Benefitting from near year-round sun and a warm Mediterranean Southern France climate, this property even has its own annual harvests of liters of exquisite olive oil, a flavourful yield from its own olive groves. Imagine the pleasure of continuing this tradition, cultivating your own olive oil from these bountiful trees, making it a cherished part of your legacy.

This is a rare opportunity to embrace history, serenity, and boundless potential in a single, charming property. With its proximity to the Mediterranean Sea this property has both the countryside charm with the captivating allure of coastal living?a truly exceptional offering in Southern France.



