



## Vue, calme, village vigneron,

34360, Saint Jean De Minervois, Hérault, Occitanie

€325,000

Ref: -11-2471

\* Available \* 3 Beds \* 2 Baths

Vue, calme, village vigneron et campagne ! Experience the freedom, tranquility, views and pleasure of this detached and single floored villa with indoor garage, terraces and adjoining garden with

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**French Entrée** 

## Property Description

Vue, calme, village vigneron et campagne !

Experience the freedom, tranquility, views and pleasure of this detached and single floored villa with indoor garage, terraces and adjoining garden with swimming pool.

The house is located on the edge and near the heart of small picturesque St.Jean.... .....Minervois where time seems to have stood still. This winegrowers village is located at the gateway to the beautiful "Parc Naturel Régional du Haut-Languedoc" and the ?Pays Minervois.

Despite the quietness and authentic character of St. Jean Minervois, it offers several amenities and activities such as an auberge-restaurant. In the vicinity are several small towns such as Aigues-Vives, Assignan, Olonzac and nearby St Chinian, offering a wide range of shops, cafes, restaurants and other amenities.

The towns of Béziers and Montpellier (each with their own High Speed train station and international airport), are about a 40- and 80-minutes? drive, and the Mediterranean beaches, such as Narbonne Plage or Valras, at about a 40 minutes? drive.

From the house, one has access to numerous hiking and cycling routes.

This detached house was built in 1998 on a crawl space, in a local and traditional style with its plastered facades, its wooden shutters and its iron gates.

The property offers a built surface of over 195 m<sup>2</sup> including the habitable space of about 102 m<sup>2</sup>.

In addition to the 3 bedrooms, there are 2 bathrooms an open plan space with a kitchen and living room with fire place-stove and high beamed ceilings, several terraces, a large garage, a shed for the pool equipment and a small summer kitchen with open fire place.

The house is charming and immediately habitable, but one can imagine some adaptations to nowadays taste and standards. The asking price has taken this fact into account.

Despite the fact that there are several houses in the area, the garden seems to merge with the nearby landscape . In the garden there are numerous seats and places to relax offering the possibility to enjoy the views on the garden, the nearby vineyards, the surrounding nature or, by clear weather, even the tops of the Pyrenees mountains !

The garden (3.029 m<sup>2</sup> ) is planted with a mature Mediterranean vegetation with various flowers beds, Aloe Vera, rosemary , small palm trees, pine trees, mulberry trees and many other shrubs and trees. The natural stone walls emphasize the special atmosphere in this unique garden.

The property is completed by the pool which contributes to the holiday feeling that is experienced here.

A special house in a unique and privileged setting with proven ( season ) rental income !

Exclusive listing.

Additional information on request.

Viewings by appointment.



## Gallery

