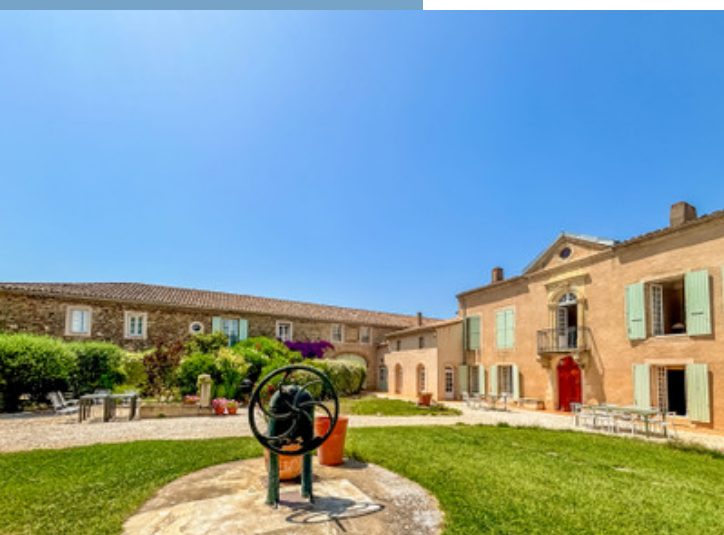




HISTORIC WINE ESTATE WITH 10 GÎTES OR
SPACIOUS HOME + 7 GÎTES, WITH HEATED POOL
AND BIG PARKING

www.leggettprestige.com

HISTORIC WINE ESTATE
WITH 10 GÎTES OR
SPACIOUS HOME + 7
GÎTES, WITH HEATED
POOL AND BIG PARKING...



PROPERTY FACT FILE	
REFERENCE	A38142PIC11
PRICE	€ 1,495,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	25
BATHROOM	16
ACCOMMODATION	1000 m²
LAND	4379 m²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 10 gîtes with private terraces
- Heated fenced pool 14x5 m
- Three linked historic gîtes
- Parking for 10–12 cars
- Village with bakery and café

HISTORIC WINE ESTATE
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GÎTES, WITH HEATED
POOL AND BIG
PARKING...

Ref : A38142PIC11

Former 19th-century wine estate in the heart of a peaceful village near Le Somail and Narbonne, offering 10 fully independent holiday apartments, each with a private terrace, BBQ and hedged privacy. The building itself is T-shaped, with the gîtes arranged around sunny courtyards. The estate features a heated and fenced 14x5 m

DESCRIPTION

As you step through the gates of this former 19th-century wine estate, you immediately feel the charm and quiet rhythm of the place. Once surrounded by vineyards, the domaine now sits in the heart of a peaceful and welcoming village, just a short walk from the boulangerie, the café, the bike-rental shop and the small Sunday market. The property forms a T-shaped building, partly original and partly renovated between 2011 and 2014, and now offers ten independent apartments arranged around sunny courtyards and private terraces.

The current owners do not live on site, and all apartments are rented out for six months per year. Three of the apartments in the historic wing are interconnected internally; they can be closed off and rented separately, combined two-by-two or as a group of three, or transformed into a spacious owner's residence. The interiors are simple, bright and functional, with a variety of finishes depending on each gîte. Some rooms retain traditional touches, while others have been designed for easy, low-maintenance holiday use.

Each apartment has its own electric hot-water tank, its own electrical panel and a private terrace equipped with its own barbecue. The terraces are separated by hedges to offer privacy to guests. Heating is provided by electric radiators, and sanitary hot water is electric. Fibre-optic internet is installed. The 14 x 5 m swimming pool is heated and fully fenced, and its liner, pump and tubing were replaced four years ago. A water pump...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38142PIC11>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

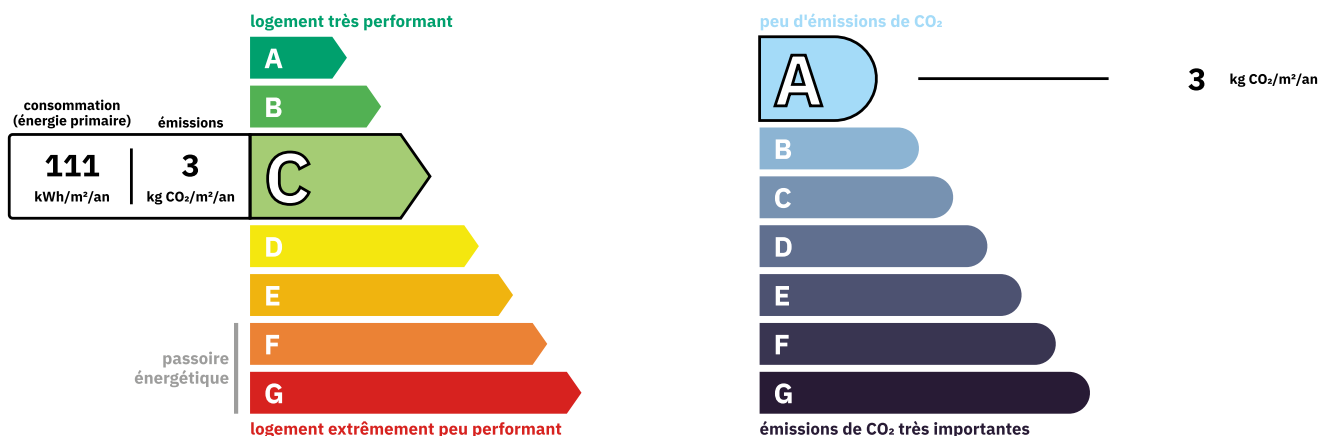
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POOL AND BIG PARKING...

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A38142PIC11

ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 520 € and 740€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A38142PIC11
FILE COMPLETE
AND PHOTOS
ON REQUEST

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