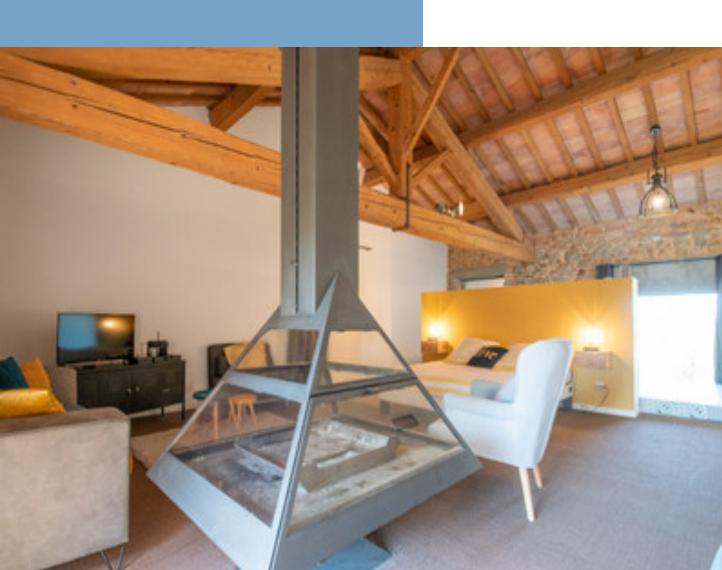




HISTORIC LUXURY ESTATE WITH POOL,  
LANDSCAPED GARDEN, 6 SUITES, 2 GÎTES,  
GARAGE & PARKING, NEAR NARBONNE

HISTORIC LUXURY ESTATE  
WITH POOL,  
LANDSCAPED GARDEN, 6  
SUITES, 2 GÎTES, GARAGE &  
PARKING, NEAR NARB...



## PROPERTY FACT FILE

|               |  |
|---------------|--|
| REFERENCE     | A38780JAVII  |
| PRICE         | € 1,190,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM       | 9  |
| BATHROOM      | 9  |
| ACCOMMODATION | 580 m <sup>2</sup>   |
| LAND          | 2530 m <sup>2</sup>  |
| TOWN          | Boutenac   |
| DEPARTMENT    |  |
| LOCATION      | Village property   |
| TYPE          | Gîtes, House, Family Home                                    |
| CONDITION     |  |
| FEATURES      | Swimming Pool, Mains Drains, Garage                          |

\*Price based on current exchange rate which is subject to change



- 580 m<sup>2</sup> Fully Renovated Luxury old Wine Domaine
- Business potential: B&B, Gite & retreat potential
- Cathedral Salon with Italian Professional Kitchen
- Solar Panels, A/A top Energy Ratings
- Near Narbonne, Carcassonne, Beaches

HISTORIC LUXURY  
ESTATE WITH POOL,  
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In the heart of the Corbières wine region, this exceptional early 1900s domaine blends character and modern comfort. Fully renovated, it offers 580 m<sup>2</sup> including a spectacular 90 m<sup>2</sup> cathedral-style living room with open Italian kitchen, 6 elegant en-suite bedrooms, and two independent gîtes with private terraces. Comfort is assured with floor

## DESCRIPTION

A Rare Estate of Elegance and Opportunity in Boutenac

At the heart of the Corbières wine country, nestled among rolling vineyards and Mediterranean landscapes, stands this exceptional early 1900s domaine — a property that perfectly combines historic charm with modern luxury. Fully renovated to the highest standards, it is not only a refined family residence but also a thriving B&B and gîte rental business, offering both lifestyle and income potential.

From the moment you step inside, the sense of space and light is breathtaking. The vast living room, crowned by a cathedral ceiling rising to over 7 meters, opens onto a contemporary Italian-style kitchen designed for both gourmet cooking and convivial gatherings. Large glass doors lead directly to the covered terrace, where long summer evenings are best enjoyed overlooking the landscaped Mediterranean garden.

This residence has been crafted for comfort: floor heating, reversible ground-source heat pump, wood burner, air conditioning in every room, and first-class energy performance ratings (B for electricity, A for gas). Every detail has been considered — solar panels, double glazing, electric car charging points, and a fully automated irrigation system connected to the garden's own water source.

### The Property Layout

Main living space (90 m<sup>2</sup>): cathedral-style salon with open kitchen and terrace access

6 en-suite bedrooms, each with its own bathroom or shower room (30 m<sup>2</sup> & 50 m<sup>2</sup>)

Two fully independent gîtes: e...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A38780JAVII>

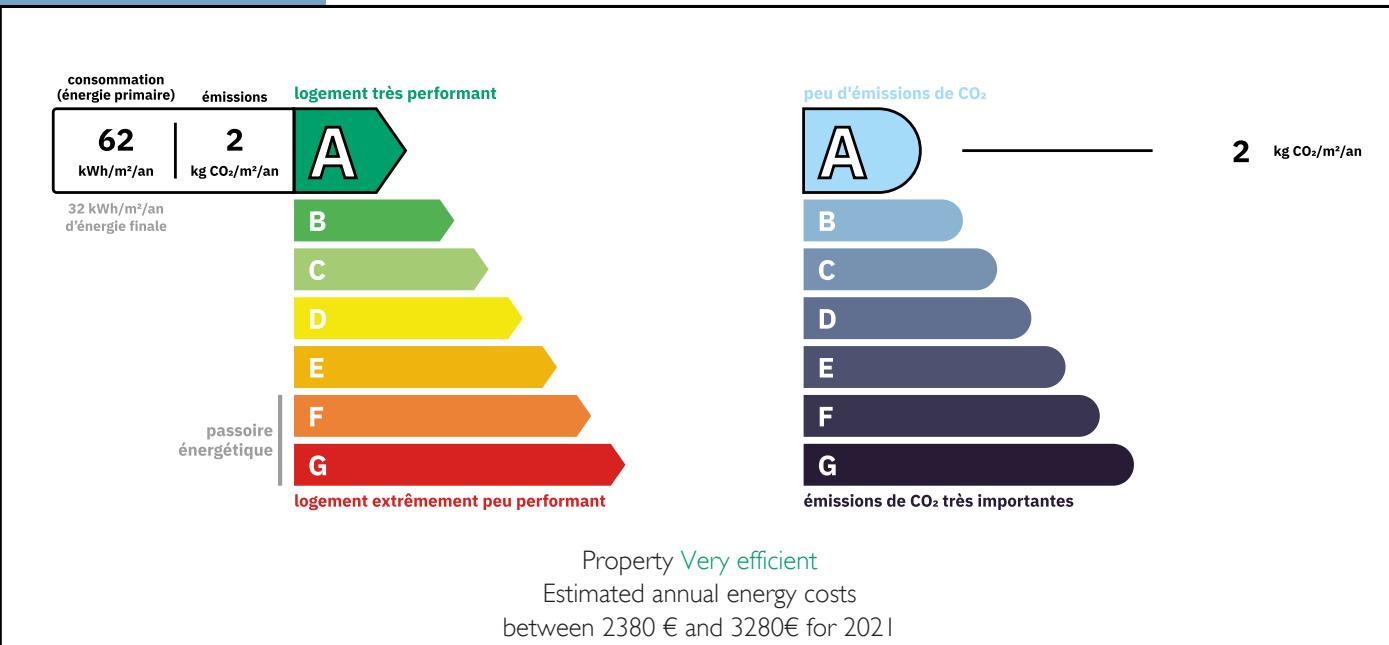
COMPLETE FILE AND PHOTO ON REQUEST



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WITH POOL, LANDSCAPED  
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## ENERGIE-DPE



## NOTICE

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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