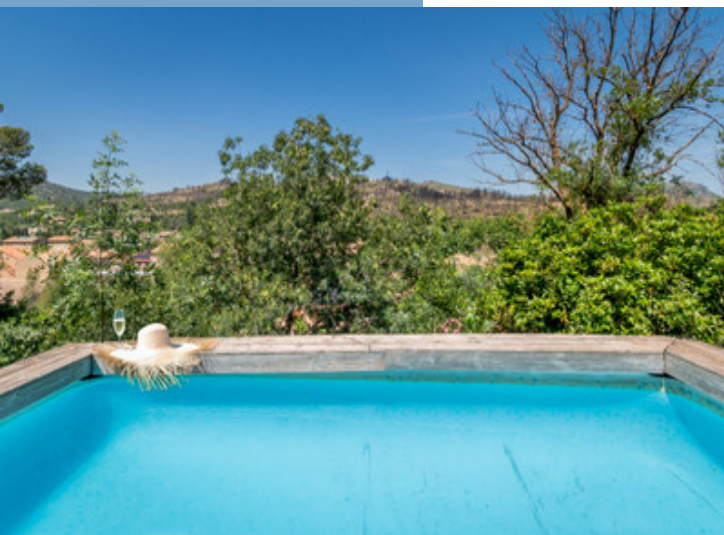




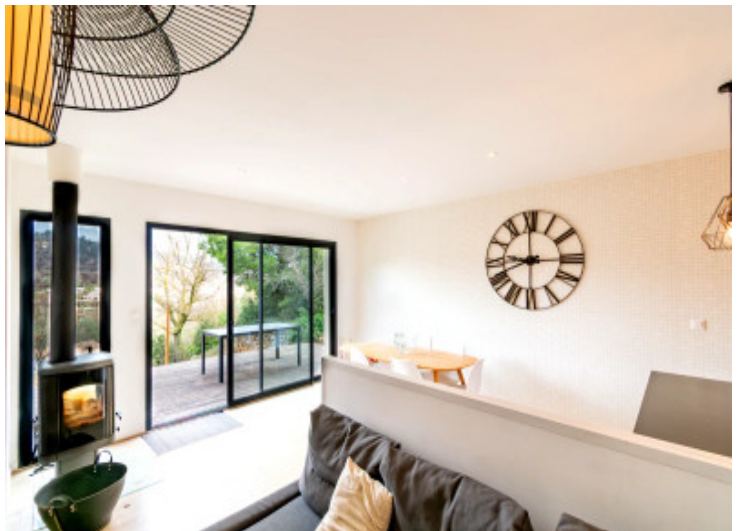
ARCHITECT-DESIGNED PROPERTY WITH 3  
INDEPENDENT UNITS, POOL & LAND IN  
DURBAN-CORBIÈRES

www.leggettprestige.com

ARCHITECT-DESIGNED  
PROPERTY WITH 3  
INDEPENDENT UNITS,  
POOL & LAND IN  
DURBAN-CORBIÈRES...



PROPERTY FACT FILE	
REFERENCE	A41876CYV11
PRICE	€ 529,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	213 m <sup>2</sup>
LAND	4470 m <sup>2</sup>
TOWN	Durban-Corbières
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Gite
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- Architect-designed contemporary property
- Three independent units
- Pool with village and hillside views
- Flexible layout, reconnection possible
- Quiet, non-constructible surroundings

ARCHITECT-DESIGNED  
PROPERTY WITH 3  
INDEPENDENT UNITS,  
POOL & LAND IN  
DURBAN-CORBIÈRES...

Ref : A41876CYV I I

Architect-designed property built in 2017, set into a hillside in Durban-Corbières and enjoying open views from each of its three independent units.

Each unit offers its own private terrace and outdoor space, ideal for

## DESCRIPTION

Built in 2017 and set against a hillside just above the village of Durban-Corbières, this architect-designed property offers a rare combination of contemporary architecture, flexibility of use and an exceptional natural setting.

Formerly a family home with a gîte, the property is now arranged as three independent gîtes, while retaining the possibility to reconnect two of them and recreate a main residence if desired. Clean lines, generous volumes and large glazed openings define the style, with each unit enjoying its own outdoor space and views.

A 1,000-litre water storage tank automatically takes over in the event of water cuts, ensuring day-to-day comfort. The house sits on a buildable plot of approximately 1,209 m<sup>2</sup>. In addition, a second, separate plot of around 3,470 m<sup>2</sup> is included. This additional land is non-constructible and located nearby; it is equipped with drinking water and lends itself well to uses such as keeping animals (e.g. goats) or other complementary land use.

Gîte 1 – North-facing, terrace and pool with village views

This gîte opens onto a terrace and a slightly lower-level swimming pool, both overlooking the village of Durban-Corbières and the opposite hillside.

The living room with open-plan kitchen benefits from large sliding glass doors leading directly onto the terrace. This is the only gîte equipped with a wood-burning stove, providing a warm focal point in winter.

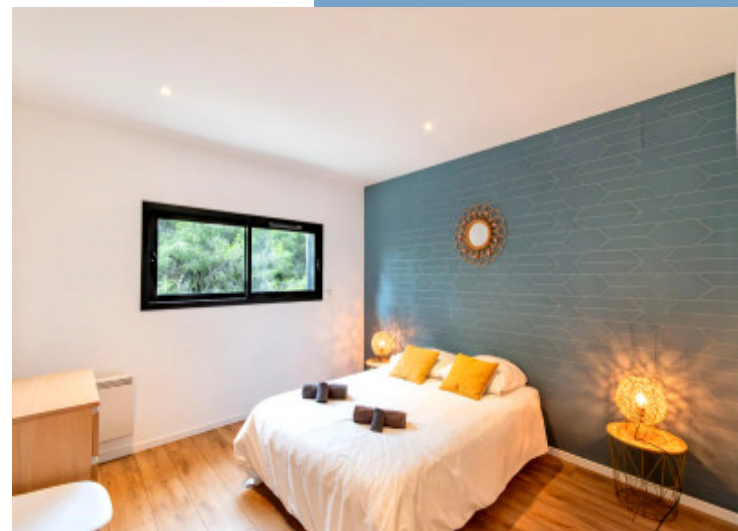
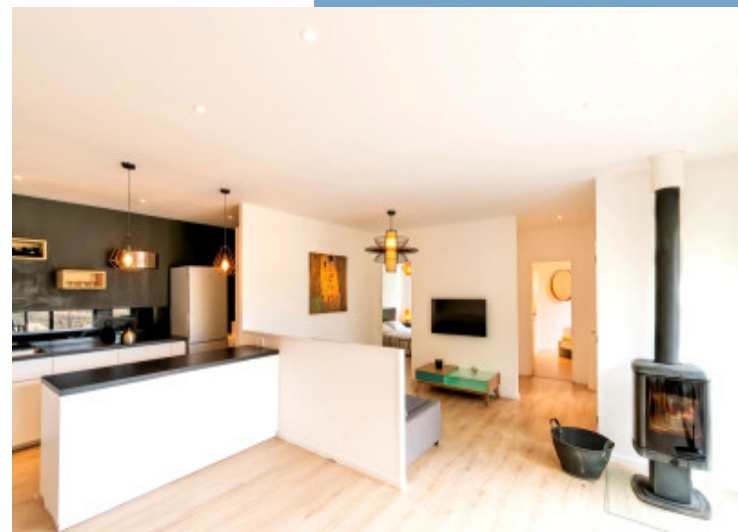
The sleeping area includes:

- One bedroom with washbasin and bay win...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41876CYV I I>

COMPLETE FILE AND PHOTO ON REQUEST

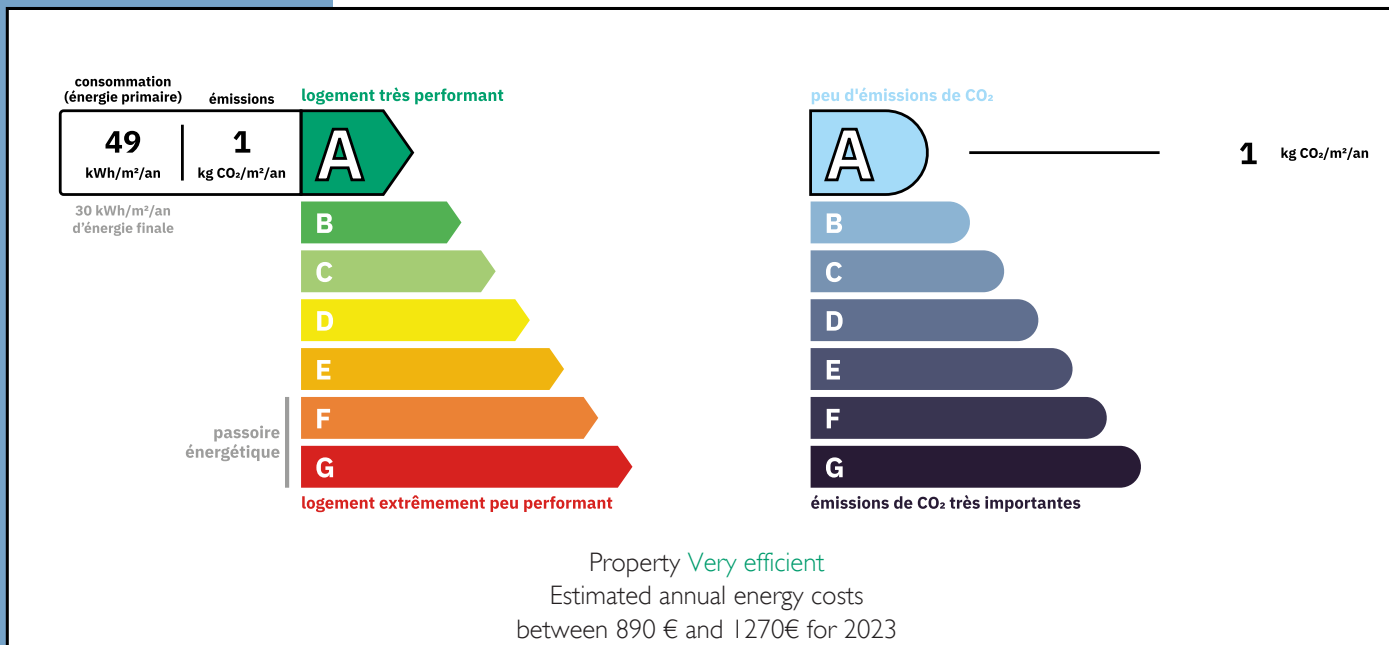


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A41876CYV11

## ENERGIE-DPE



## NOTICE

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

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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

Réf :A41876CYV11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)