

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

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PROPERTY FACT FILE

REFERENCE	A41876CYV11
PRICE	€ 529,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	213 m²
LAND	4470 m²
TOWN	Durban-Corbières
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Gite
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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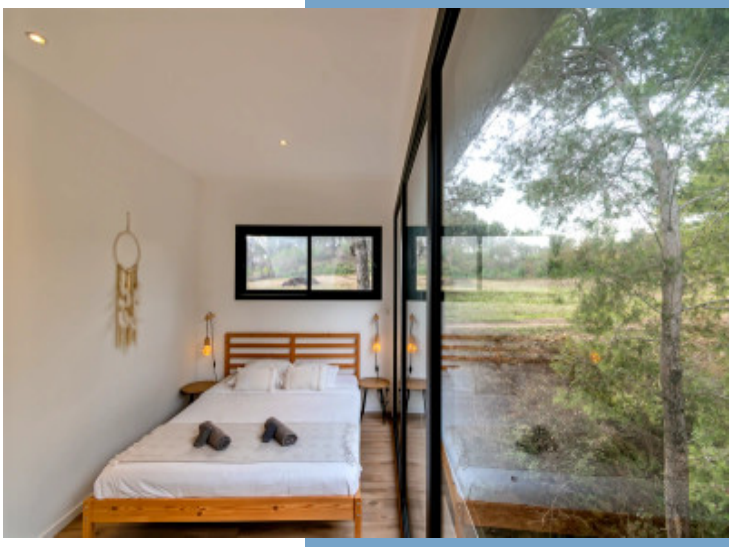
- Architect-designed contemporary property
- Three independent units
- Pool with village and hillside views
- Flexible layout, reconnection possible
- Quiet, non-constructible surroundings

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Architect-designed property built in 2016, 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 2016 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 m². In addition, a second, separate plot of around 3,470 m² 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.

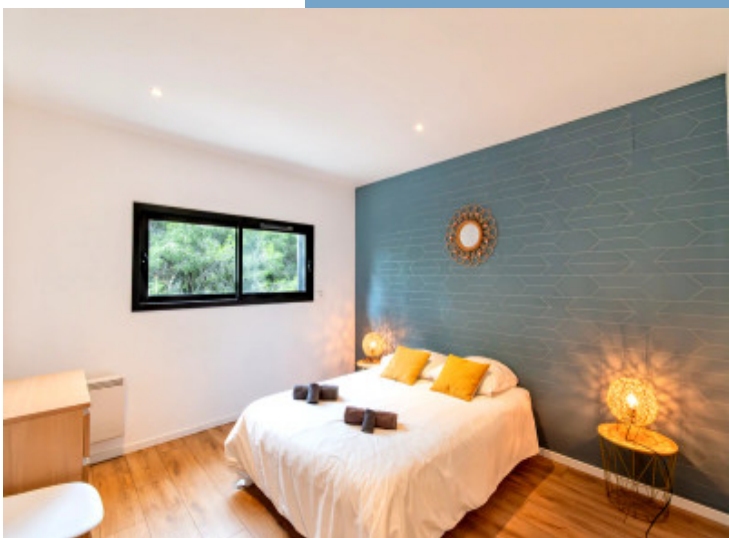


Gîte 1 – North-facing, terrace and pool with village views

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/A41876CYV11

COMPLETE FILE AND PHOTO ON REQUEST

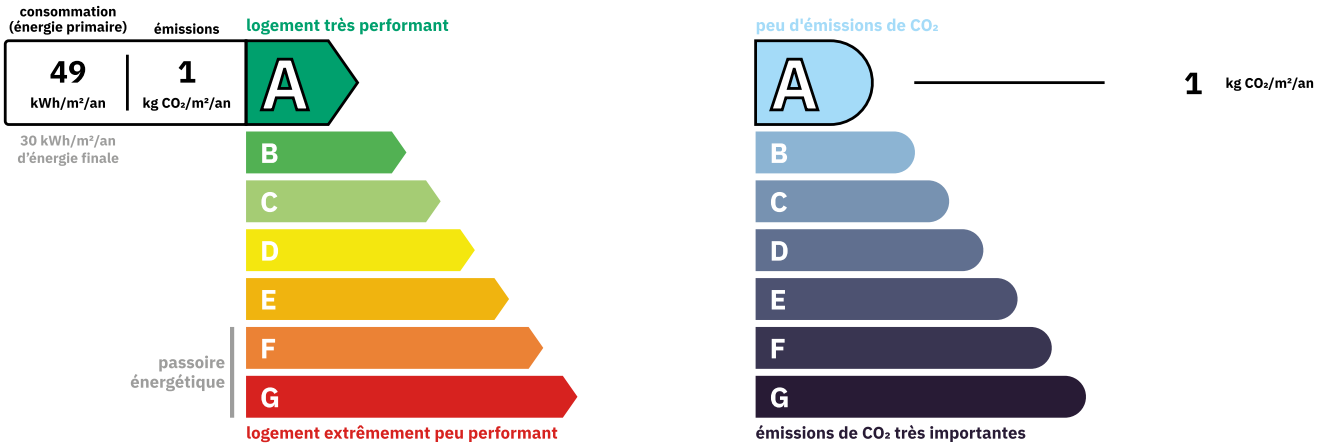
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 890 € and 1270€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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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