LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL CONVERTED WINERY WITH INDUSTRIAL LOFT STYLE, 6 BEDROOMS AND HEATED POOL NEAR NARBONNE

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PROPERTY FACT FILE

REFERENCE	A44056JAV11
PRICE	€ 795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	270 m²
LAND	1183 m²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
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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- 267 m² villa with mostly single-level living
- 122 m² open-plan living space
- 6 spacious bedrooms with AC, 3 bathrooms + sauna
- Heated pool + 100 m² terrace + 55 m² terrace
- DPE B, solar panel, 130 m² hangar, private parking

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Once a former wine cave where tractors once passed through large gates to deliver grapes, this unique property has been transformed into a characterful loft-style home with industrial appeal. Set just above street level, elegant arched openings now flood the interior with natural light, creating impressive volumes and a distinctive atmosphere.



DESCRIPTION

Discreetly positioned just above street level in the charming village of Villedaigne, this remarkable property offers a rare opportunity to own a former wine cave transformed into a characterful loft-style home with distinctive industrial aesthetics. Where large gates once allowed tractors to enter with freshly harvested grapes, elegant arched openings now frame the space, flooding the interior with natural light and creating an impressive sense of scale. The building's original purpose is still subtly present, giving the home a unique atmosphere that blends history with bold architectural design.



Reimagined in 2018, the property now offers 267 m² of living space, where generous volumes and open perspectives take centre stage. The main living areas are positioned above a vast 130 m² garage at street level, enhancing both practicality and privacy.

At the heart of the home lies an exceptional 122 m² open-plan living space, embodying the true spirit of loft living. High ceilings, expansive volumes and a seamless flow between kitchen, dining and lounge areas create a space designed for both entertaining and everyday comfort. A place full of character, ideal for long gatherings with family and friends or relaxed Mediterranean living.

The layout is predominantly on one level, offering ease of movement, with six well-proportioned bedrooms featuring reversible air conditioning and individual washbasins. Two of the bedrooms are located on an upper level, accessible via a stair...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44056JAV11

COMPLETE FILE AND PHOTO ON REQUEST

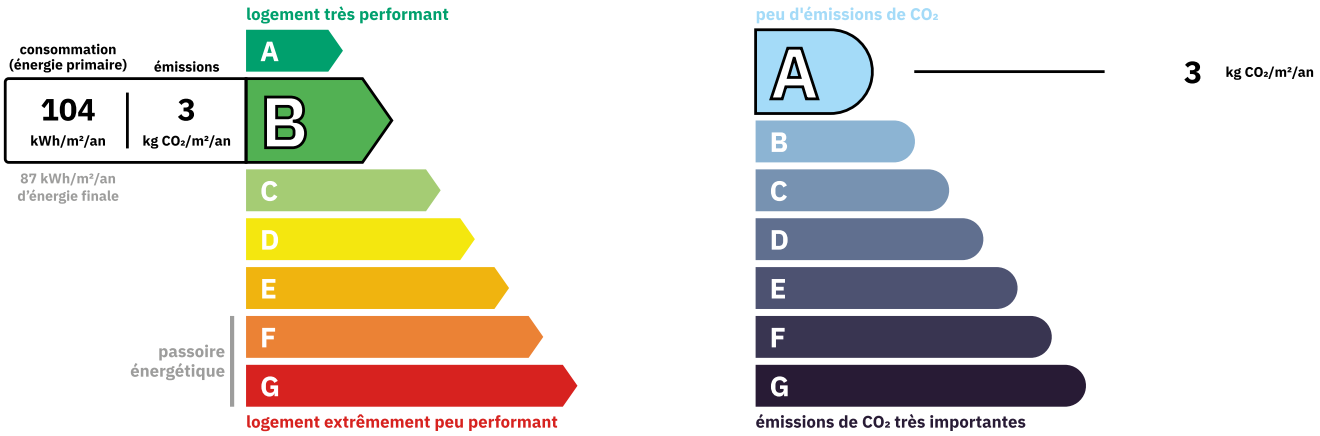
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1590 € and 2220€ 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

Réf :A44056JAV11
FILE COMPLETE AND PHOTOS ON REQUEST

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