

STUNNING MAISON DE MAITRE WITH 9 BEDROOMS + SEPERATE 4 BEDROOM HOUSE, GARDENS ,TWO SWIMMING POOLS , TERRACES

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PROPERTY FACT FILE

REFERENCE	A45029CST11
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	9
ACCOMMODATION	757 m²
LAND	4622 m²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- Grand Luxury Estate with 4 bed Guest House
- Heated Pool & Private Oasis Gardens
- Stunning Period Elegance Throughout
- Luxury Gîte & Boutique Hotel Potential
- Mediterranean Lifestyle Near Narbonne

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A breathtaking Maison de Maître dating from 1830, offering over 757m2 of sumptuous living space in the heart of a charming Minervois village close to Narbonne. This extraordinarily rare residence captivates from the moment you arrive with its magnificent façade, majestic stone staircase, soaring ceilings, ornate corniced mouldings,



DESCRIPTION

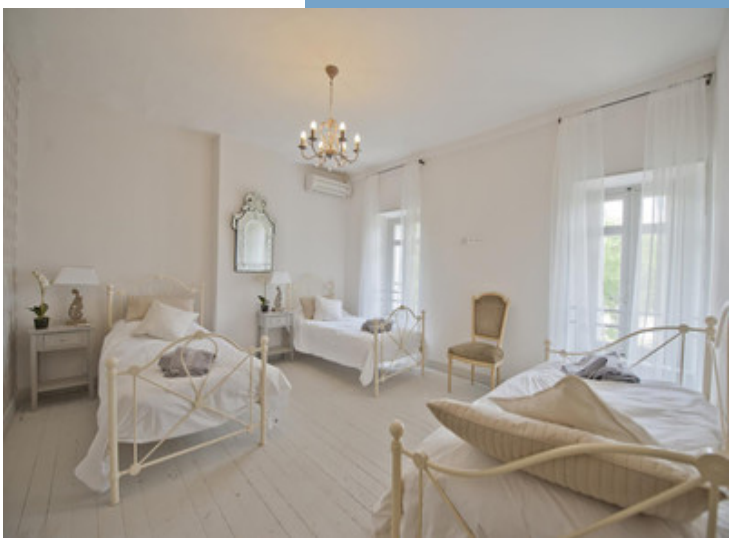
Nestled in the heart of an authentic and vibrant wine-producing village close to the historic city of Narbonne, this exceptional Maison de Maître and its independent guest house offer a rare blend of timeless French elegance, lifestyle luxury, and outstanding business potential. Beautifully renovated by the current owners in 2015, while modern additions such as reversible air conditioning,double glazing and luxurious Hansgrohe- German fitted bathrooms ensure absolute comfort throughout.



The principal residence of 543m2 unfolds across three impressive floors and offers nine elegant bedrooms alongside six beautifully appointed bathrooms. Designed for both luxurious family living and entertaining on a grand scale, the property features spectacular reception rooms filled with natural light and character. On the garden level, a spacious fully equipped kitchen flows seamlessly into a games area, cinema room, and a superb covered terrace — the perfect setting for long summer lunches, evening gatherings, and relaxed Mediterranean living.

Outside, the enchanting private gardens create a peaceful oasis, mature greenery, and a stunning heated swimming pool, offering complete privacy and tranquillity.

Adding even further charm and versatility, the independent 213m² guest house is equally impressive. Rich in character with exposed stone walls and elegant finishes, it centres around a magnificent 50m² kitchen and dining area opening directly onto a private terrace with plunge poo...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45029CST11

COMPLETE FILE AND PHOTO ON REQUEST

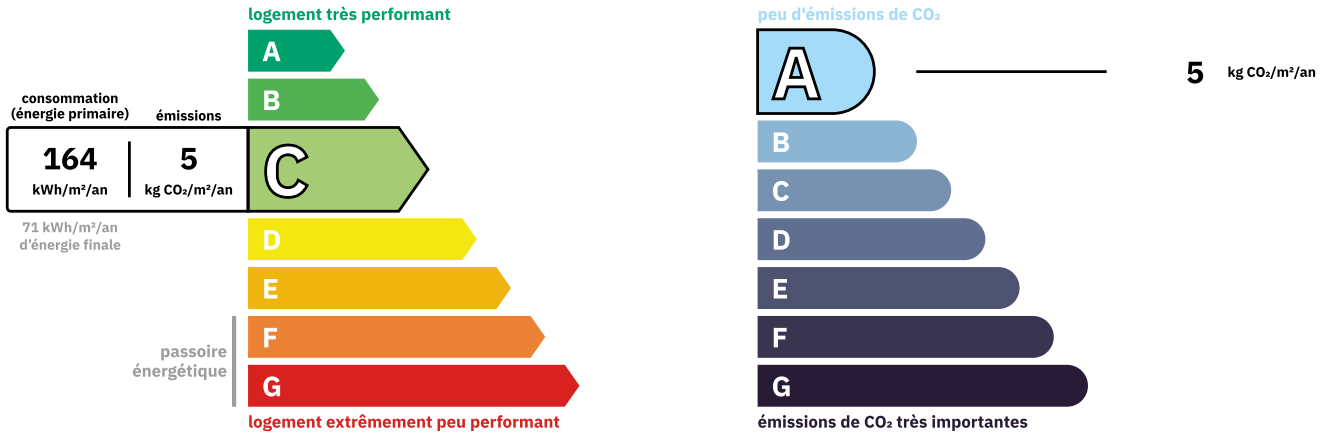
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 6640 € and 9050€ 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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FILE COMPLETE AND PHOTOS ON REQUEST

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