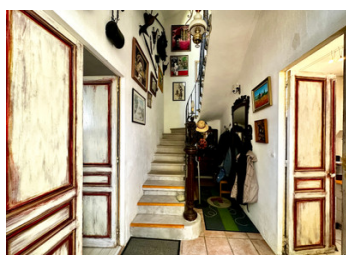
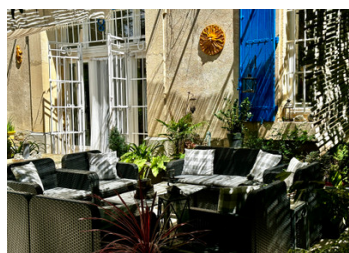
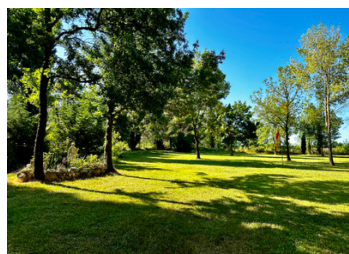


Spacious Character Home with Independent Loft Apartment and Lush Garden near the Heart of Narbonne



INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	5
Bath:	4
Floor:	330 m2
Plot Size:	7400 m2

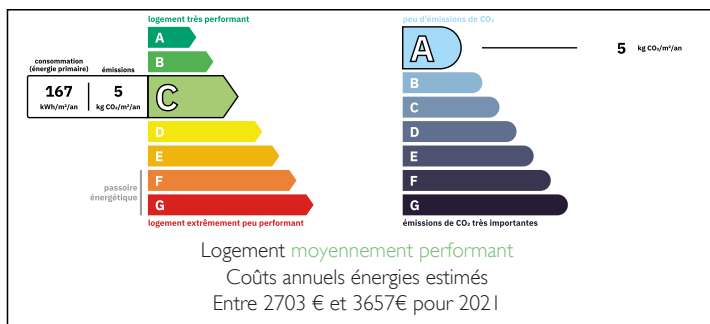
IN BRIEF

Tucked away in the quiet countryside yet just minutes from the vibrant heart of Narbonne, this lovingly maintained family home blends comfort, character, and creativity.

Step inside to find four welcoming bedrooms, three bright bathrooms, a cosy office, and an inspiring artist's studio that invites the light in. A charming loft apartment offers space for guests, extended family, or a peaceful retreat of its own.

Outside, life unfolds between the sun-dappled terrace, the summer kitchen made for long lunches, and the lush garden and orchard that change with the seasons. With generous garages and plenty of room to grow, this is a home that celebrates both calm and connection — a rare balance of countryside serenity and city convenience.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2800 EUR

NOTES

DESCRIPTION

Country Living on the Edge of Narbonne – Space, Light and Mediterranean Charm

Just minutes from the historic centre of Narbonne and less than 20 minutes from the region's most beautiful Mediterranean beaches, this spacious character home of around 330 m² sits on 7,400 m² of land surrounded by rolling organic vineyards. Built on the foundations of a Roman villa, it captures the very essence of life in the South of France — space, sunshine, and serenity.

The main house offers generous proportions throughout, with high ceilings and a welcoming flow. On the ground floor, you'll find an open-plan living area (approx. 40 m²), a kitchen, a study, a games room, a guest WC, and a bedroom with its own en-suite shower room.

Upstairs, there are three large bedrooms, one with an en-suite shower room and two sharing a spacious bathroom, along with a light-filled artist's studio (approx. 37 m²) and a dressing room.

At the top of the house, under beautiful exposed beams, a fully renovated loft apartment offers an independent living space with a bedroom, shower room, and bright open-plan living area.

Outside, across the sunny terrace, a well-equipped summer kitchen invites relaxed outdoor dining. The property also includes several garages and outbuildings, a raised vegetable garden, a fruit orchard, and even its own authentic tipi — a playful touch in this peaceful Mediterranean setting.

Quiet and self-contained, yet with easy access to shops, transport, the motorway and the beaches, this lovingly maintained home offers both privacy and convenience....