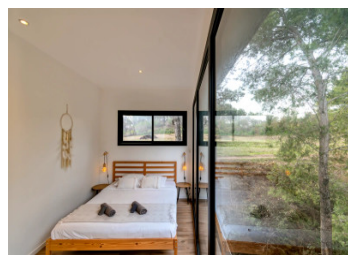
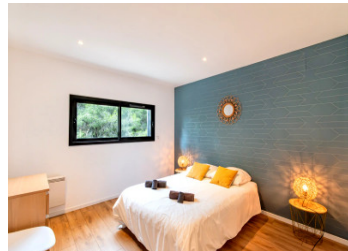


Architect-Designed Property with 3 Independent Units, Pool & Land in Durban-Corbières



INFORMATION

| | |
|-------------|---------------------|
| Town: | Durban-Corbières |
| Department: | Aude |
| Bed: | 8 |
| Bath: | 5 |
| Floor: | 213 m ² |
| Plot Size: | 4470 m ² |

IN BRIEF

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

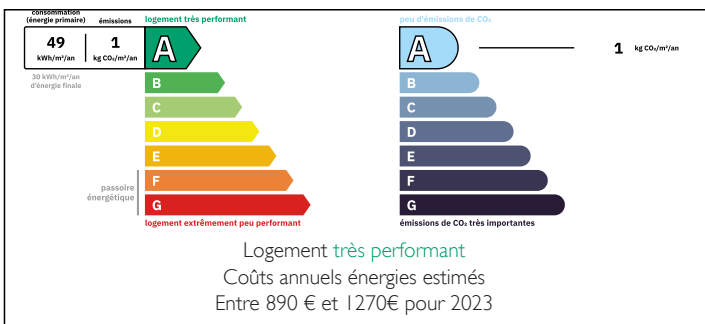
Each unit offers its own private terrace and outdoor space, ideal for hosting guests or generating rental income. One unit also features a swimming pool and a wood-burning stove for year-round comfort.

The property sits on a buildable plot of approx. 1,209 m², with an additional separate plot of around 3,470 m² included. This nearby non-constructible land has drinking water and is suitable for keeping animals.

All units benefit from double glazing, electric radiators and aluminium electric shutters. A 1,000-litre water reserve adds extra security.

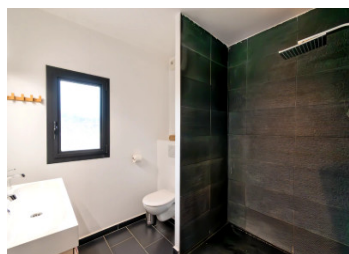
Units 2 and 3 can easily be reconnected to create a

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.



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 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 windows, with the possibility to install a shower or bath
- Two additional bedrooms
- One bathroom with washbasin, shower...

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES