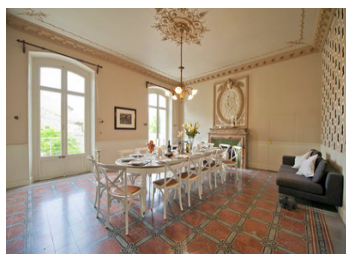


Stunning Maison de maitre with 9 bedrooms + seperate 4 bedroom house, gardens ,two swimming pools , terraces



INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	13
Bath:	9
Floor:	757 m2
Plot Size:	4622 m2

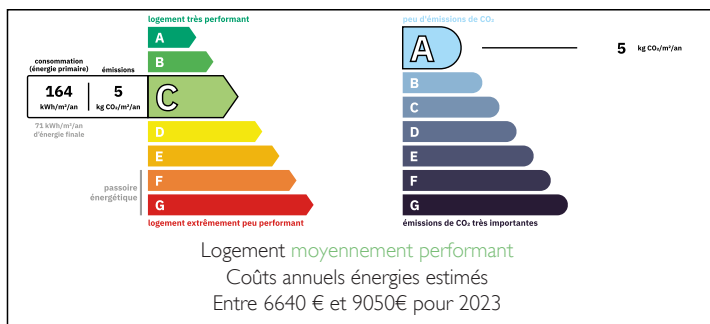
IN BRIEF

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, exquisite marble fireplaces, and stunning original tiled floors. Flooded with natural light, the vast reception rooms and 9 elegant bedrooms blend timeless grandeur with warmth and sophistication.

Outside, enchanting intimate gardens surround a heated swimming pool, while outbuildings, a games room, and cinema room create an exceptional lifestyle and entertaining space.

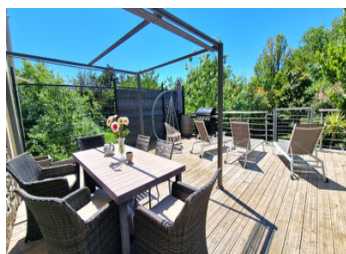
The estate also includes a second independent four-bedroom character property with its own private pool and terrace, offering outstanding

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: 4800 EUR

NOTES

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 pool overlooking the gardens. This level also features a sumptuous master suite with dressing room and luxurious bathroom. Upstairs, a beautiful lounge with exposed stone walls opens onto another private terrace, alongside...