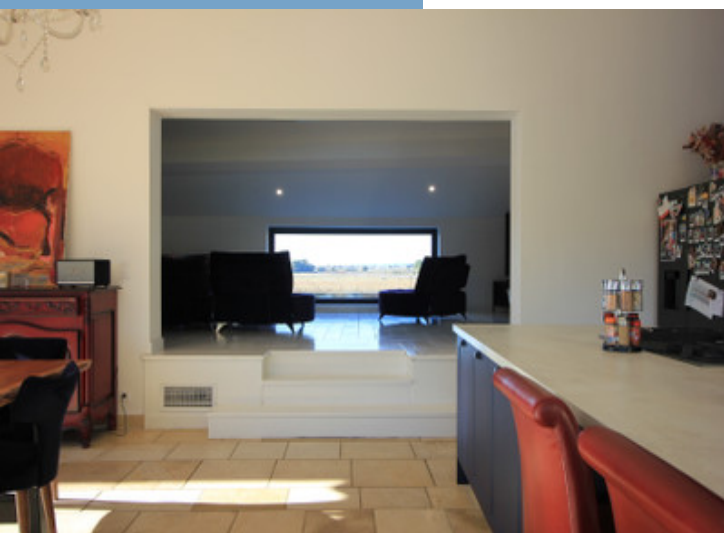
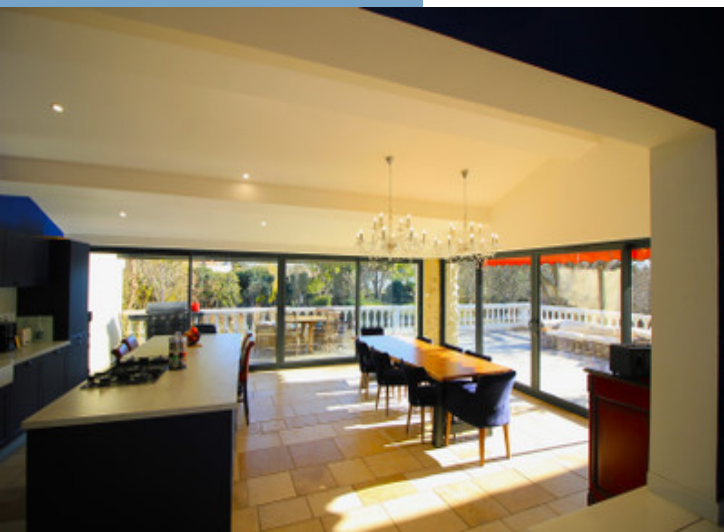
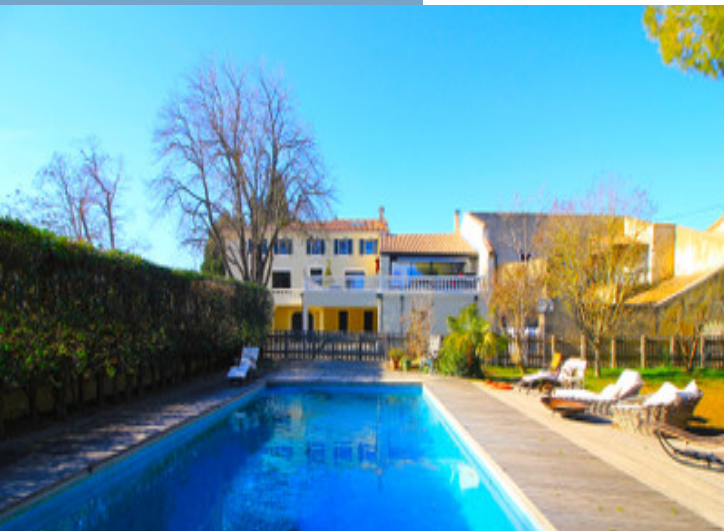


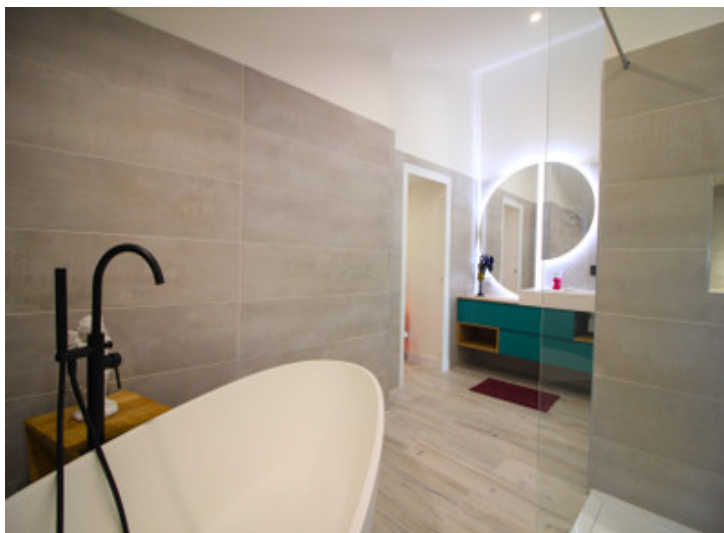


ABSOLUTELY STUNNING 7 BEDROOM LUXURY
PROPERTY, EXTENSIVE GARDENS GARAGE, POOL
, OUTBUILDINGS AND VINEYARD VIEWS

ABSOLUTELY STUNNING 7
BEDROOM LUXURY
PROPERTY, EXTENSIVE
GARDENS GARAGE, POOL,
OUTBUILDINGS AND
VINE...



PROPERTY FACT FILE	
REFERENCE	A2639 CST I
PRICE	€ 1,200,000 £ 1,030,080* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	375 m ²
LAND	5447 m ²
TOWN	Narbonne
DEPARTMENT	Aude
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Central village location
- Beautifully renovated to a very high standard
- Separate 3 bedroom gite
- Large gardens with mature trees
- Large Salt water swimming pool 12 x 6

ABSOLUTELY STUNNING
7 BEDROOM LUXURY
PROPERTY, EXTENSIVE
GARDENS GARAGE, POOL
, OUTBUILDINGS AND
VINE...

Ref : A26391CST11

Nestled near Narbonne with Vineyard views, this stunning 300m2 property is a serene haven. Recently renovated to perfection, it exudes style and elegance. The first floor hosts a luxury kitchen, breakfast bar, and dining area. Ascend to a stunning lounge with a wood-burning fireplace, offering compelling views over vineyards. This

DESCRIPTIF

The property boasts a range of modern conveniences, including double glazing throughout, electric shutters, reversible air-conditioning, well-insulated walls and ceilings, and updated electrics and plumbing. The meticulously designed garden is equipped with a forage system, ensuring efficient automatic watering.

Situated in a thriving village, this residence offers a plethora of amenities such as supermarkets, doctors, a boulangerie, dentist, bar, restaurant, and even a pizzeria. Its prime location places it in close proximity to Narbonne and the mesmerizing Mediterranean beaches.

Discover the ease of access to major airports, with Montpellier, Toulouse, Béziers, Perpignan, and Carcassonne all conveniently reachable. Furthermore, the property enjoys excellent connectivity, as the TGV runs from Narbonne to Paris in just over 4.5 hours, providing swift and comfortable travel options for those looking to explore this captivating region. This residence is truly poised to offer a delightful living experience in the heart of a spectacular locale.

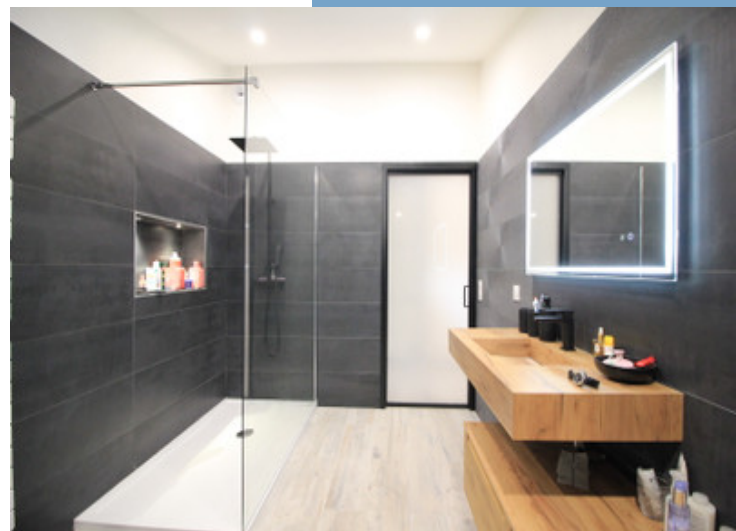
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A26391CST11>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

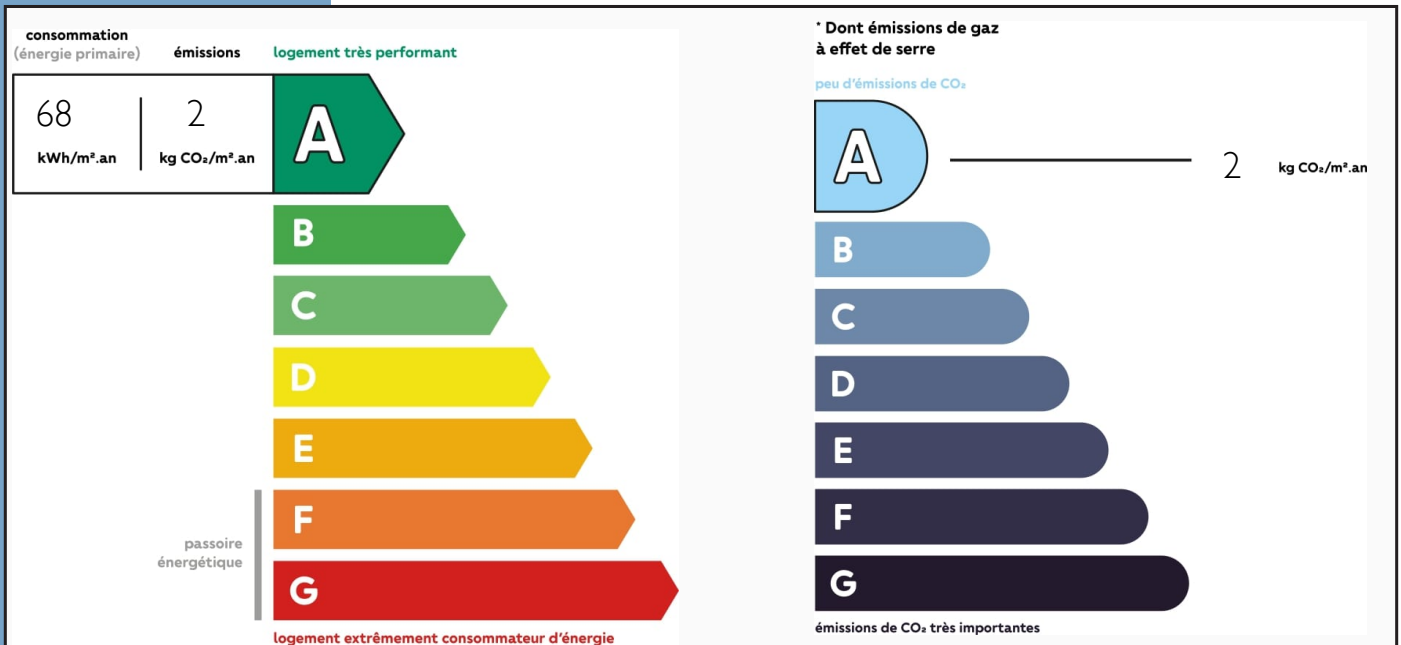


ABSOLUTELY STUNNING 7
BEDROOM LUXURY
PROPERTY, EXTENSIVE
GARDENS GARAGE, POOL,
OUTBUILDINGS AND VINE...

Ref : A26391CST11

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A26391CST11
FILE COMPLETE
AND PHOTOS
ON REQUEST

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