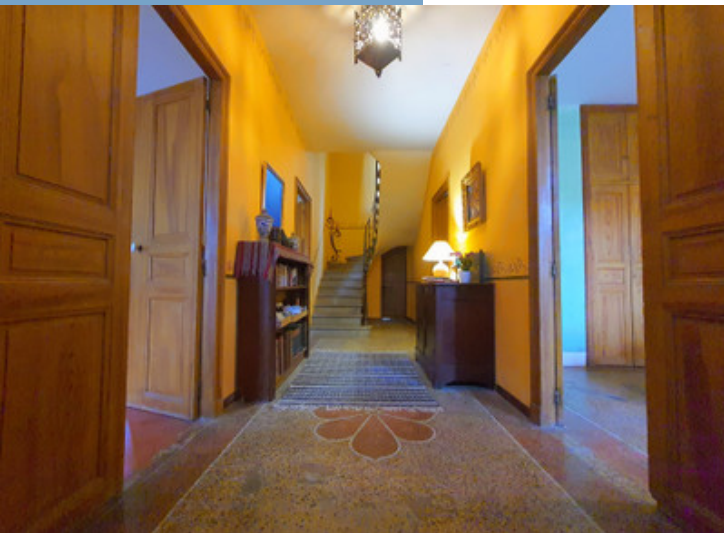




EXCEPTIONAL PROPERTY WITH AOC ORGANIC VINEYARD, GÎTES, MAISON DE MAÎTRE, AND COMMERCIAL REVENUE

www.leggettprestige.com

EXCEPTIONAL PROPERTY
WITH AOC ORGANIC
VINEYARD, GÎTES, MAISON
DE MAÎTRE, AND
COMMERCIAL REVENUE...



PROPERTY FACT FILE	
REFERENCE	A12885
PRICE	€ 1,150,000 £ 972,762* *agency fees to be paid by the seller
BEDROOM	15
BATHROOM	11
ACCOMMODATION	610 m ²
LAND	135000 m ²
TOWN	Narbonne
DEPARTMENT	Aude
LOCATION	Village property
TYPE	Gîtes, Country House, Gite Complex
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- 8.8 hectares of productive vines classed as BIO
- 3 x Renovated Properties sleeping 32 guests total
- 5 bedroom self contained apartment
- Peaceful village location
- Wine making and agricultural equipment included

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MAISON DE MAÎTRE, AND
COMMERCIAL REVENUE...

Ref : A12885

Exceptional Property with Vineyard, Gîtes, and Commercial Potential
– A Unique Opportunity!

Set in 13.5 hectares of land, including 8.8 hectares of certified organic

DESCRIPTIF

Situated in a small villages in the Corbieres, mid-way between Narbonne and Perpignan, this domaine offers the perfect balance of work and lifestyle.

Maison de Maitre of 229m²

- renovated throughout with regards to retaining character features and a period theme.

- 4 spacious bedroom suites with luxurious bathrooms

Bedroom 1 (14m² + 15m²)

Bedroom 2 (14m² + 15m²)

Bedroom 3 (23m² + 7m²)

Bedroom 4 (30m² + 7m²)

- kitchen with dining area, 14m²

- spacious lounge with fireplace, over 30m²

- swimming pool, terrace and private gardens

-pigeonnier

Large House of 157m²

- again completely renovated with attention to detail and a high end finish throughout

- 4 bedrooms with spacious en suite bathrooms

Bedroom 1 (13m³ + 12m²)

Bedroom 2 (13m² + 12m²)

Bedroom 3 (22m² + 6m²)

Bedroom 9 (15m² + 6m²)

- kitchen and dining area (19m² + 10m²)

- lounge with fireplace (32m²)

- swimming pool, terrace and garden

Small House of 67m²

- complete renovation and decoration in keeping with the other properties.

- open plan kitchen and living area

- 2 bedrooms with en suite bathrooms

- garden and jacuzzi

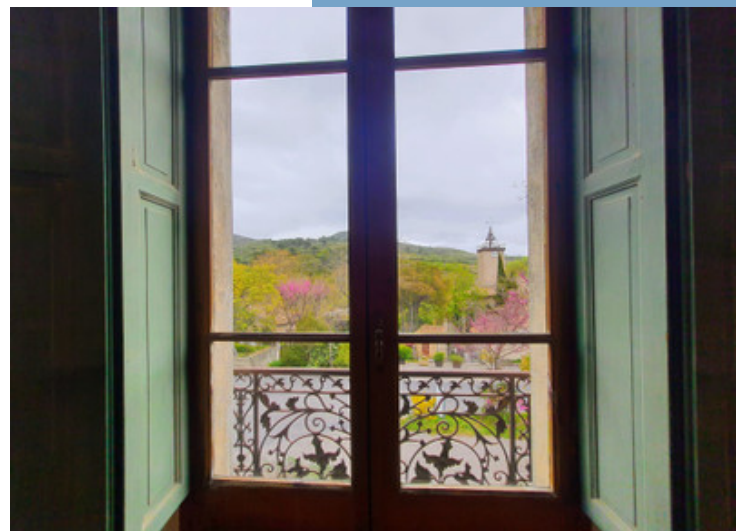
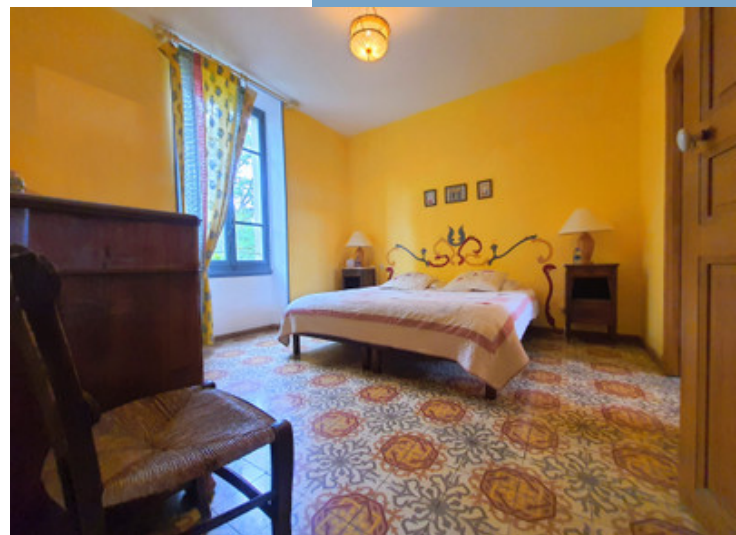
Self Contained Apartment of 155m² total

- situated on 1st floor level and of a more simple interior style than

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A12885>

COMPLETE FILE AND PHOTO ON REQUEST

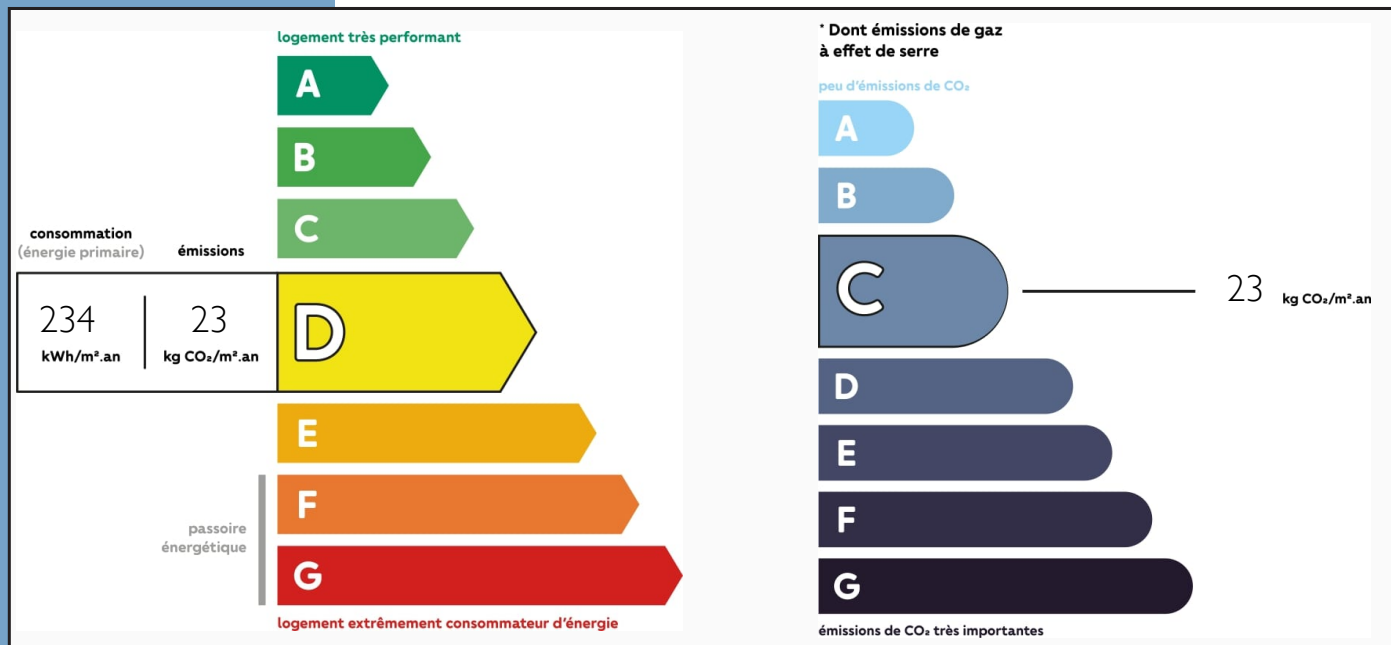


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Ref : AI2885

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 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.

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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