



MAGNIFICENT SINGLE-LEVEL 250 M² VILLA WITH
CORBIÈRES VIEWS, LANDSCAPED GARDEN, POOL
AND 150 M² PROF ANNEX

MAGNIFICENT
SINGLE-LEVEL 250 M² VILLA
WITH CORBIÈRES VIEWS,
LANDSCAPED GARDEN,
POOL AND 150 M² PR...



PROPERTY FACT FILE	
REFERENCE	A32128JAVI1
PRICE	€ 1,290,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	251 m ²
LAND	4000 m ²
TOWN	Saint-André-de-Roquelongue
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- A spacious 250 m² Single-Level Luxurious Villa
- Versatile 150 m² Outbuilding - Prof Workspace
- 20 m from Narbonne and 40 m from the Med Beaches
- Mediterranean Garden with 13m x 6m Saltwater Pool
- Modern Comfort & Security and Expansion Potential

MAGNIFICENT
SINGLE-LEVEL 250 M²
VILLA WITH CORBIÈRES
VIEWS, LANDSCAPED
GARDEN, POOL AND 150
M² PR...

Ref : A32128JAV11

At the foothills of the Corbières, where vineyards meet the horizon and time slows down, lies a rare gem: a designer villa nestled in 4,000 m² of private landscaped grounds. Just 20 minutes from Narbonne and 40 from the Mediterranean, this elegant single-storey home offers 250 m² of refined living space, including three luxurious suites, a vast

DESCRIPTIF

Luxurious Refuge in the Heart of the Corbières

Tucked away at the foothills of the Corbières, where vineyards stretch between rocky hills and lavender fields, lies an exceptional estate—a seamless blend of elegance, privacy and modern design. This state-of-the-art home is much more than a residence; it's a Mediterranean lifestyle experience.

Set on a fully enclosed 4,000 m² plot, this magnificent villa boasts a 250 m² single-storey villa and a versatile 150 m² outbuilding. Whether you seek a peaceful family retreat, a stylish entertainment space, or the perfect spot to welcome guests, this home delivers on all fronts.

Just 20 minutes from the Roman town of Narbonne and 40 minutes from the golden beaches of Gruissan and Leucate, you're ideally placed to enjoy the best of Southern France. The property is located within easy reach of historic villages such as Lagrasse, Fontfroide Abbey and the UNESCO-listed Cité de Carcassonne. Michelin-starred dining, acclaimed wine domaines, and vibrant local markets are all within a short drive.

Southern Charm with a Contemporary Heart

The villa's warm crépi façade and grand veranda nod to the classic southern mas, while inside, sleek modern comforts await. The open-plan living room (74 m²) flows effortlessly into a lounge, bar, dining area and high-end kitchen (23 m²), complete with premium appliances and a luxury worktop. Large glass sliding doors invite natural light and offer a direct connection to the terrace and pool

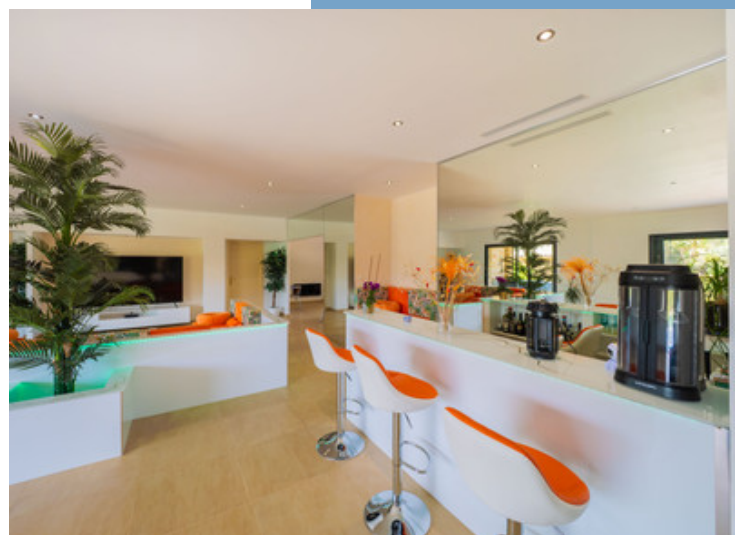
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32128JAV11>

COMPLETE FILE AND PHOTO ON REQUEST

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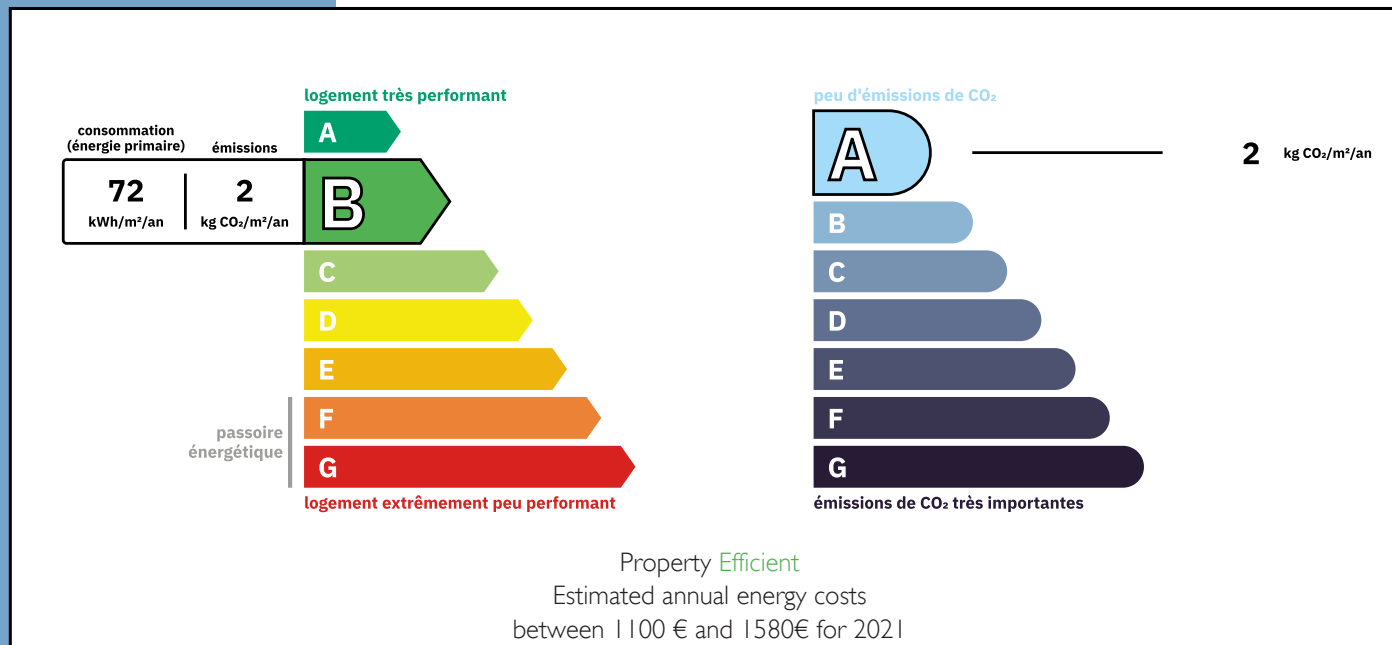


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ENERGIE-DPE

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:

I: 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.

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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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AND PHOTOS
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