

HISTORIC LUXURY ESTATE WITH RECEPTION HALL, POOL, 6 SUITES/B&B, 2 GÎTES, GARAGE & PARKING, NEAR NARBONNE

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PROPERTY FACT FILE

REFERENCE	A38780JAV11
PRICE	€ 1,250,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	9
ACCOMMODATION	680 m²
LAND	2530 m²
TOWN	Boutenac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- 680 m² Fully Renovated Luxury old Wine Domaine
- Business potential: B&B, Gite & retreat potential
- Cathedral Salon with Italian Professional Kitchen
- Solar Panels, A/A top Energy Ratings
- 100 m² Reception Hall & Professional Laundry Room

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In the heart of the Corbières wine region, this fully renovated estate offers 680 m² of living space, including a spectacular 90 m² cathedral-style living room with open kitchen, 6 en-suite bedrooms, and two independent gîtes with private terraces.



DESCRIPTION

A Rare Estate of Elegance and Opportunity in Boutenac

At the heart of the Corbières wine country, surrounded by vineyards and Mediterranean landscapes, this exceptional early 20th-century estate has been fully renovated with great care. Blending historic charm with modern comfort, it offers both a refined family residence and a thriving B&B, gîte, and event business.

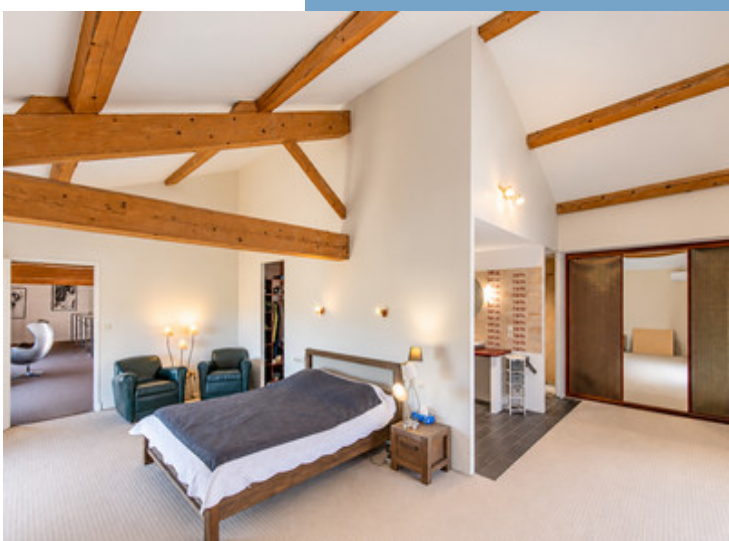


From the moment you step inside, the sense of space is striking. A vast, light-filled living area with a cathedral ceiling rising over 7 meters opens onto a contemporary Italian-style kitchen. Large glass doors lead directly to the covered terrace, perfect for long summer evenings overlooking the landscaped Mediterranean garden.

The property has been carefully designed for hospitality. It features a 100 m² reception hall, ideal for hosting weddings, private celebrations, seminars, wellness retreats, and creative workshops. A professional back kitchen and a fully equipped laundry room ensure efficient day-to-day operations and make this a turnkey business opportunity.

Comfort is guaranteed with underfloor heating, a reversible ground-source heat pump, wood-burning stove, full air conditioning, and excellent energy ratings (B for electricity, A for gas). Additional features include solar panels, double glazing, electric vehicle charging points, and an automatic irrigation system supplied by a natural water source.

Property layout:
– 90 m² main living space with terrace access
– 6 en-suite bedrooms (30 ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38780JAV11

COMPLETE FILE AND PHOTO ON REQUEST

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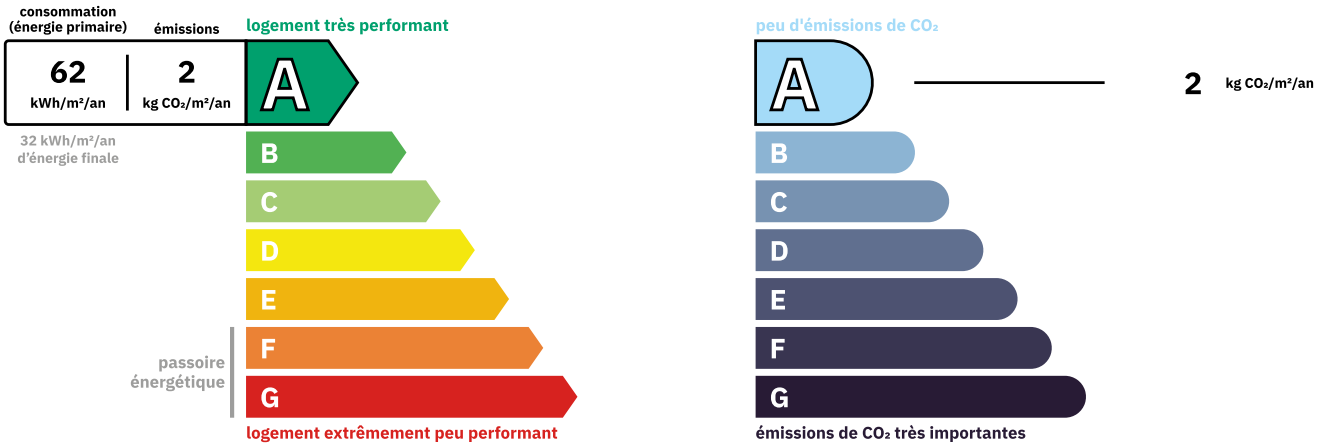
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 2380 € and 3280€ for 2021

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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