



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

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PROPERTY FACT FILE	
REFERENCE	A38780JAVI I
PRICE	€ 1,250,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	9
ACCOMMODATION	680 m ²
LAND	2530 m ²
TOWN	Boutenac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- 580 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 580 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/A38780JAV I I>

COMPLETE FILE AND PHOTO ON REQUEST



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

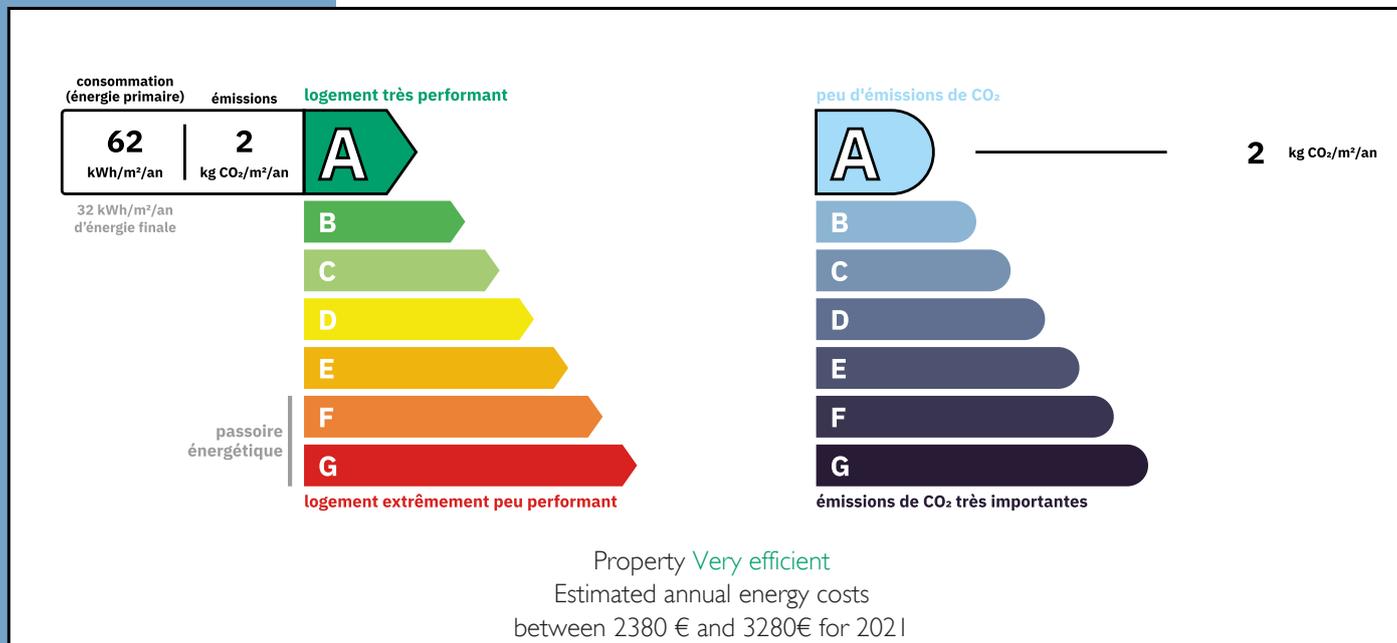
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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