



HISTORIC LUXURY ESTATE WITH POOL,  
LANDSCAPED GARDEN, 6 SUITES, 2 GÎTES,  
GARAGE & PARKING, NEAR NARBONNE

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PARKING, NEAR NARB...



PROPERTY FACT FILE	
REFERENCE	A38780JAVI I
PRICE	€ 1,190,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	9
ACCOMMODATION	580 m²
LAND	2530 m²
TOWN	Boutenac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- 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
- Near Narbonne, Carcassonne, Beaches

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In the heart of the Corbières wine region, this exceptional early 1900s domaine blends character and modern comfort. Fully renovated, it offers 580 m² including a spectacular 90 m² cathedral-style living room with open Italian kitchen, 6 elegant en-suite bedrooms, and two independent gîtes with private terraces. Comfort is assured with floor

## DESCRIPTION

A Rare Estate of Elegance and Opportunity in Boutenac

At the heart of the Corbières wine country, nestled among rolling vineyards and Mediterranean landscapes, stands this exceptional early 1900s domaine — a property that perfectly combines historic charm with modern luxury. Fully renovated to the highest standards, it is not only a refined family residence but also a thriving B&B and gîte rental business, offering both lifestyle and income potential.

From the moment you step inside, the sense of space and light is breathtaking. The vast living room, crowned by a cathedral ceiling rising to over 7 meters, opens onto a contemporary Italian-style kitchen designed for both gourmet cooking and convivial gatherings. Large glass doors lead directly to the covered terrace, where long summer evenings are best enjoyed overlooking the landscaped Mediterranean garden.

This residence has been crafted for comfort: floor heating, reversible ground-source heat pump, wood burner, air conditioning in every room, and first-class energy performance ratings (B for electricity, A for gas). Every detail has been considered — solar panels, double glazing, electric car charging points, and a fully automated irrigation system connected to the garden's own water source.

### The Property Layout

Main living space (90 m²): cathedral-style salon with open kitchen and terrace access

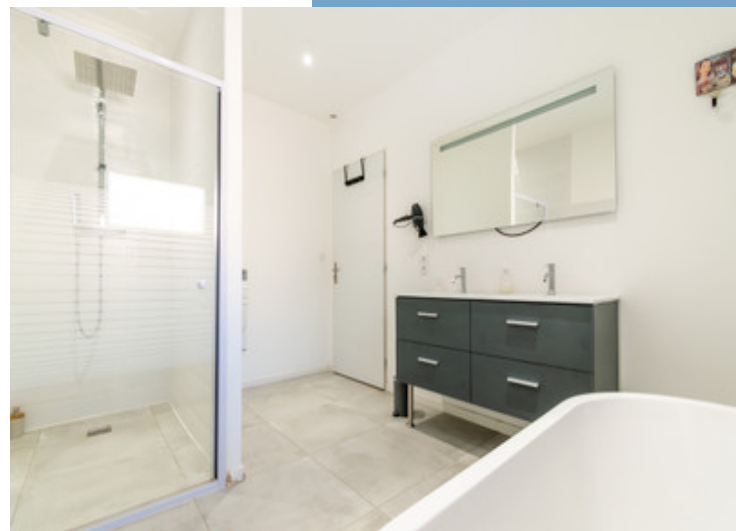
6 en-suite bedrooms, each with its own bathroom or shower room (30 m² & 50 m²)

Two fully independent gîtes: e...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38780JAVI I>

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](mailto:prestige@leggett.fr)

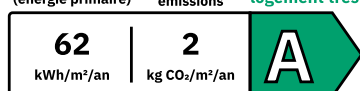
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## ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant



32 kWh/m²/an  
d'énergie finale



peu d'émissions de CO₂



**2** kg CO₂/m²/an



émissions de CO₂ très importantes

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

## 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

Réf : A38780JAVI I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)