LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



FULLY RENOVATED MAISON DE MAÎTRE – 440 M² OF CHARM & MODERN COMFORT – TURNKEY B&B & LUXURY LIVING

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A39816JAV81
PRICE	€ 760,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	440 m²
LAND	1000 m²
TOWN	Lézignan-Corbières
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, Private parking

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

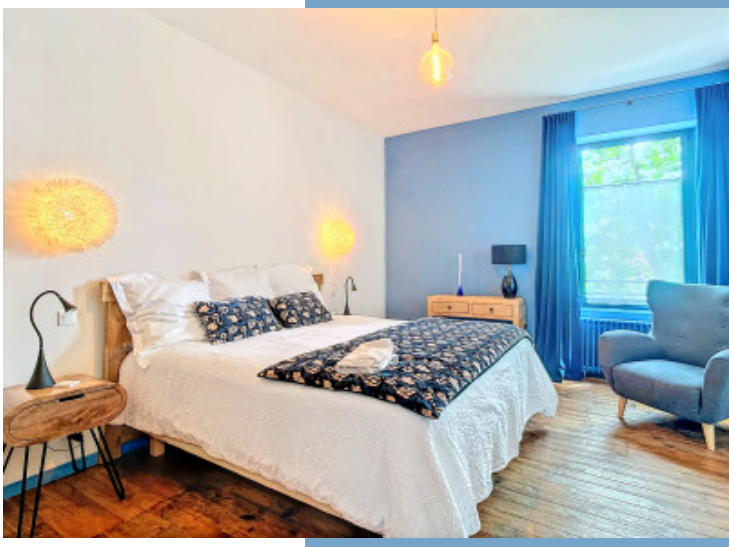
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- Fully renovated 1900 Maison de Maître
- Successful B&B & Rental Apartments
- Multiple Private Terraces & Garden
- Large 100+ m² Garage, Wellness Potential
- Prime location near Narbonne, Carcassonne & Beache

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Step into a world of timeless elegance with this fully renovated 1900 Maison de Maître in the heart of Lézignan-Corbières. Spanning 440 m² across 14 rooms, including 9 bedrooms with en-suite bathrooms, this turnkey property combines historic charm with modern comfort: soaring ceilings, stained-glass windows, original and wooden floors,



DESCRIPTION

A Rare Jewel in Lézignan-Corbières – Elegant Maison de Maître, Fully Renovated, with Exceptional Potential

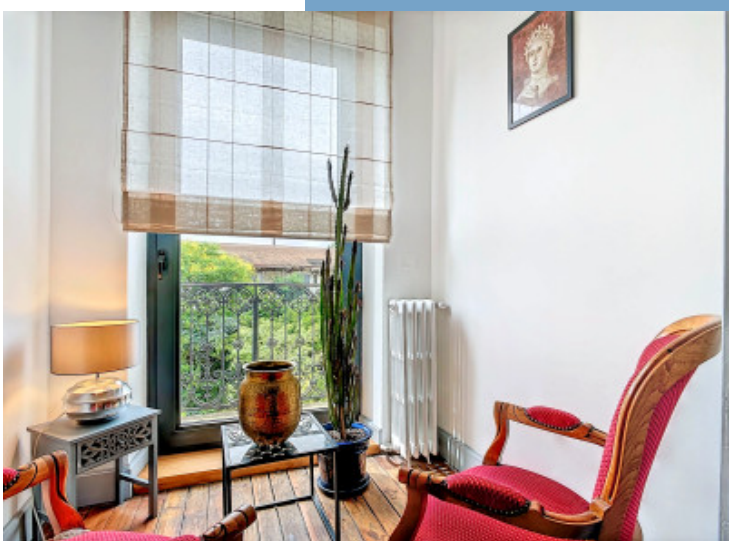
Step into timeless elegance in the heart of Lézignan-Corbières, where history meets modern comfort. This beautifully restored Maison de Maître from 1900, offering 440 m² of living space across 14 rooms, was meticulously renovated in 2017 with high-quality materials and refined finishes. A true turnkey property, it is ready to welcome both private owners and professional projects.

The moment you cross the threshold, time seems to slow down. Soaring ceilings, a graceful staircase, stained-glass windows, original tiled and wooden floors, and exposed beams surround you, blending seamlessly with modern comforts such as double glazing, air conditioning, and high-efficiency heating. Sunlight filters across the rooms, highlighting details both historic and contemporary. The atmosphere is warm, serene, and inviting – a place where everything feels just right.



Imagine sipping your morning coffee on one of the secluded terraces, the scent of jasmine in the air, or sharing a glass of Corbières wine with friends as the evening light warms the stone walls. Whether envisioned as a refined family home or a flourishing guesthouse, this is a place where life unfolds effortlessly, with elegance and warmth.

Property Layout & Surfaces (440 m² of living space on 1,000 m² of land)
Ground Floor (180 m² – private residence)
Hall 1: 24.5 m²
Hall 2: 14 m²
Utility room: 8.2 ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39816JAV81
COMPLETE FILE AND PHOTO ON REQUEST

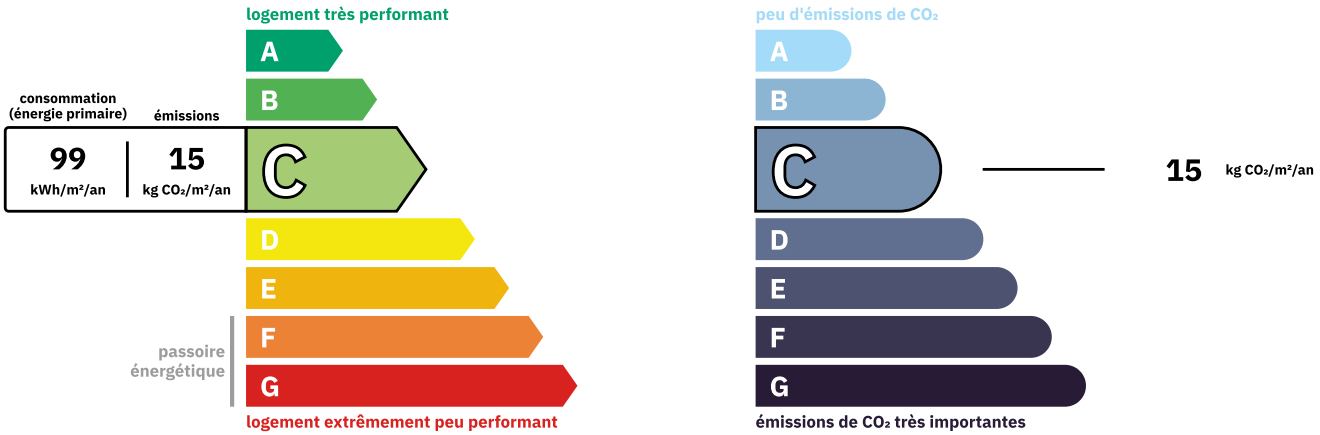
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3921 € and 5305€ for 2023

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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