



ARCHITECT-DESIGNED PROPERTY – 3 GÎTES,  
POOL & LAND, EASILY RECONFIGURED AS  
FAMILY HOME + GÎTE

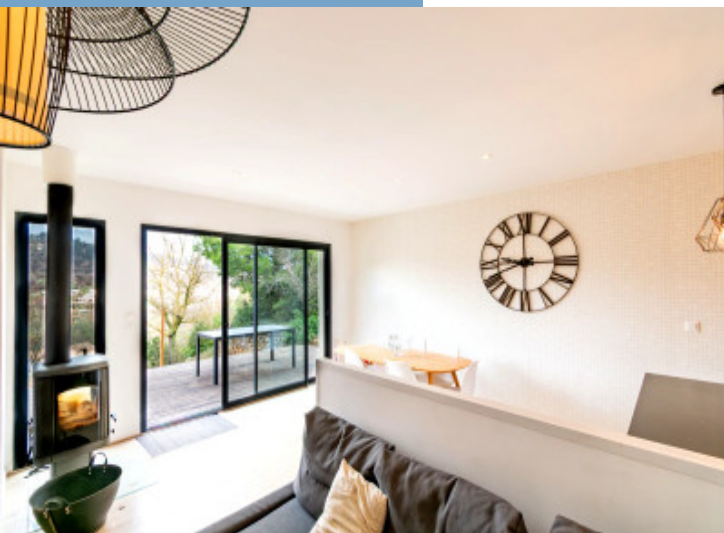
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## PROPERTY FACT FILE

REFERENCE	A41876CYV11
PRICE	€ 599,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	213 m <sup>2</sup>
LAND	4470 m <sup>2</sup>
TOWN	Durban-Corbières
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Gite
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

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





- Architect-designed contemporary property
- Three independent gîtes
- Pool with village and hillside views
- Flexible layout, reconnection possible
- Quiet, non-constructible surroundings

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Architect-designed property built in 2017 in Durban-Corbières, set against a hillside and offering open views from all three independent gîtes. Each gîte benefits from its own private outdoor living area and terrace, while one gîte also features a swimming pool and a wood-burning stove in the living room.

## DESCRIPTION

Built in 2017 and set against a hillside just above the village of Durban-Corbières, this architect-designed property offers a rare combination of contemporary architecture, flexibility of use and an exceptional natural setting.

Formerly a family home with a gîte, the property is now arranged as three independent gîtes, while retaining the possibility to reconnect two of them and recreate a main residence if desired. Clean lines, generous volumes and large glazed openings define the style, with each unit enjoying its own outdoor space and views.

A 1,000-litre water storage tank automatically takes over in the event of water cuts, ensuring day-to-day comfort. The house sits on a buildable plot of approximately 1,209 m². In addition, a second, separate plot of around 3,470 m² is included. This additional land is non-constructible and located nearby; it is equipped with drinking water and lends itself well to uses such as keeping animals (e.g. goats) or other complementary land use.

Gîte 1 – North-facing, terrace and pool with village views

This gîte opens onto a terrace and a slightly lower-level swimming pool, both overlooking the village of Durban-Corbières and the opposite hillside.

The living room with open-plan kitchen benefits from large sliding glass doors leading directly onto the terrace. This is the only gîte equipped with a wood-burning stove, providing a warm focal point in winter.

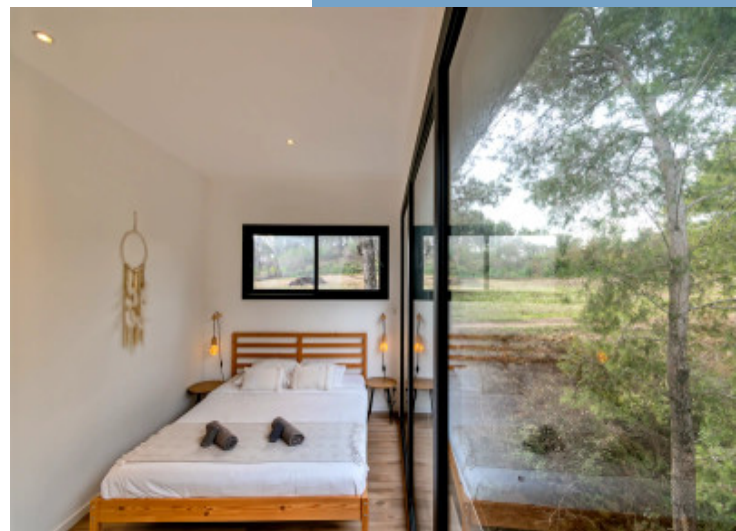
The sleeping area includes:

- One bedroom with washbasin and bay win...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41876CYV11>

COMPLETE FILE AND PHOTO ON REQUEST



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

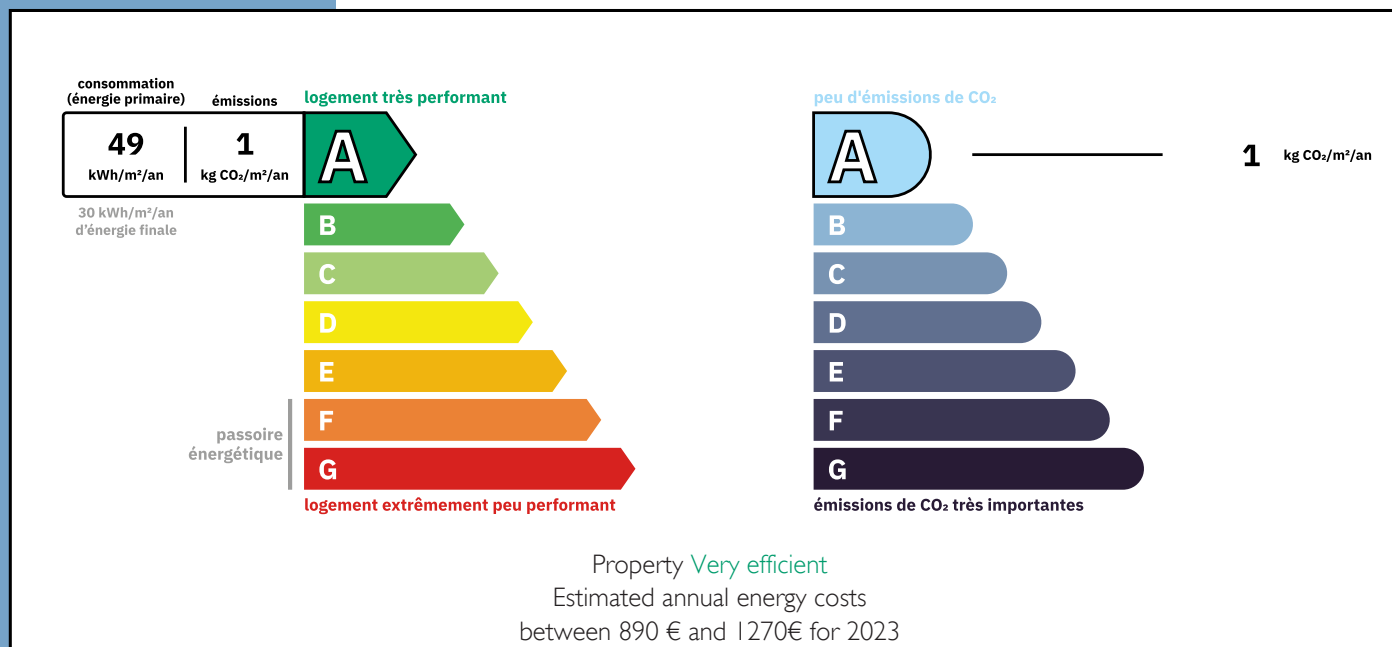
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A4I876CYV11

## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A4I876CYV11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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