



A MAJESTIC CHATEAU IN THE HEART OF A
VIBRANT FRENCH VILLAGE MOMENTS FROM THE
MEDITERRANEAN

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PROPERTY FACT FILE	
REFERENCE	A29250JAVI I
PRICE	€ 712,500 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	5
ACCOMMODATION	500 m ²
LAND	2500 m ²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Business Opportunity
- Ready for immediate occupation
- Easy access to nearby amenities and airports
- 22-minute drive from the Mediterranean sea
- Opportunity for modernization and personalisation

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Ref : A29250JAV11

Nestled in a vibrant French village near Narbonne, this 1872-built chateau offers timeless allure just a 22-minute drive from the Mediterranean. 500 m2 habitable space plus a 170 m2 basement to convert, enveloped in a 2500 m2 lush garden. Inside, original floor tiles and lofty 4-meter ceilings grace the awe-inspiring hallway. The

DESCRIPTION

Embrace the timeless allure of chateau living in the heart of a vibrant French village, just moments from Narbonne and a mere 22-minute drive to the Mediterranean shores. Ideally located along a main road, this majestic chateau built in 1872, benefits from easy access to local amenities while maintaining exclusive privacy for its residents.

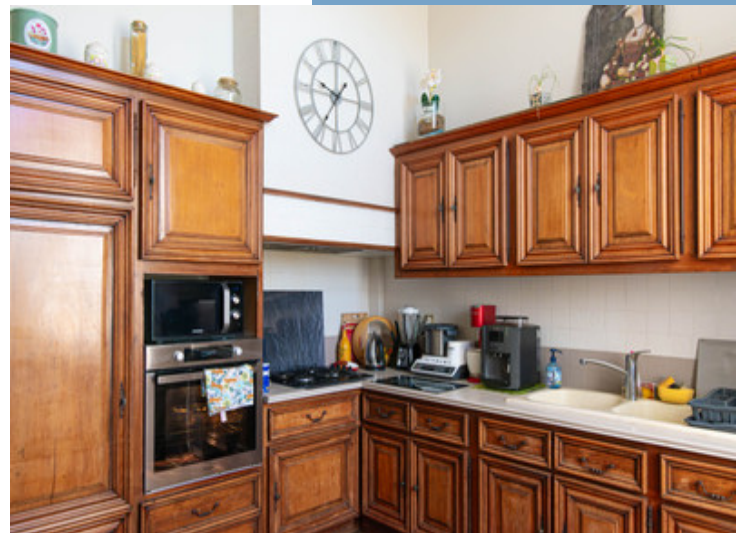
As you return from the bakery, strolling through the village with a crisp baguette cradled in your arms, the chateau remains coy, hidden from the main road, inviting you into a world of serenity beyond its gates. Step through and feel the ambiance shift, transporting you to an oasis of tranquility amidst a 2500 m2 lush garden. Here, the melody of birdsong dances in the air, while the gentle Mediterranean sun bathes the surroundings, creating the perfect setting for year-round al fresco dining.

Enter the chateau and be greeted by an awe-inspiring hallway adorned with original floor tiles, its lofty ceilings reaching a grand 4 meters high. Stained glass doors beckon you into a realm of elegance and refinement, where each room tells a story of its own. To your right, discover the expansive 88 square meter salon, adorned with exquisite furnishings befitting a chateau of such grandeur. Sunlight floods through the southern windows, casting a warm glow upon the space. At the conclusion of the salon, a door leads to a charming 16.8 m2 kitchen with wooden cabinets, complemented by its own 3 m2 utility room.

Continuing your journey, a cozy 19 m2 ...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A29250JAV11>

COMPLETE FILE AND PHOTO ON REQUEST



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

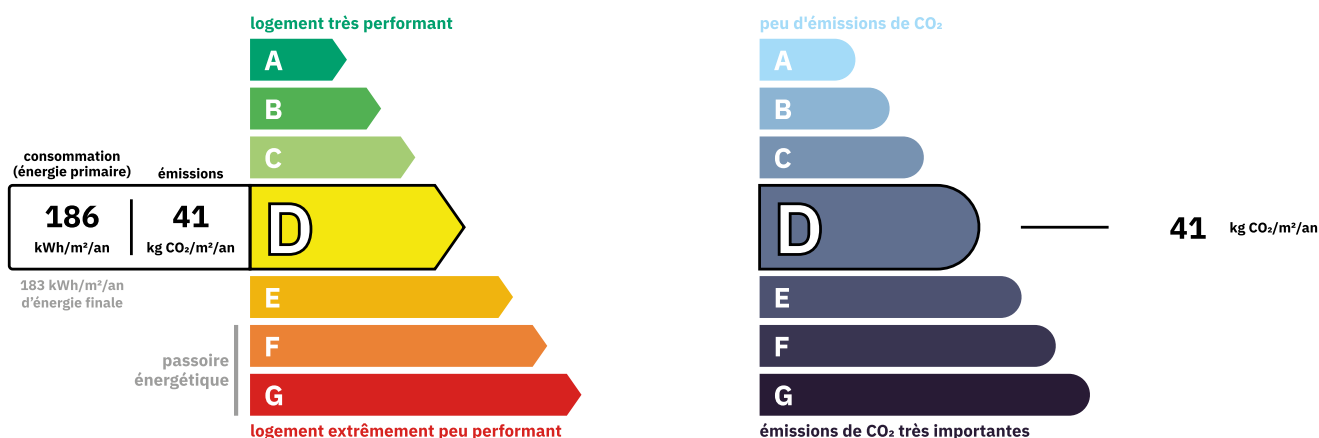
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 5350 € and 7300€ 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

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FILE COMPLETE
AND PHOTOS
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