LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT SOUTH-OF-FRANCE RESIDENCE WITH 6 EN-SUITE ROOMS, SEPARATE 80 M² APARTMENT & POOL NEAR CANAL DU MIDI

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PROPERTY FACT FILE

REFERENCE	A37091PIC11
PRICE	€ 567,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	360 m²
LAND	1000 m²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Magnificent garden with salt water swimming pool
- 6 bedrooms with private bathrooms
- Authentic village setting with modern comforts
- High-quality construction and finishes
- Independent housing of 80m2

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In the heart of the Minervois, in a peaceful wine village, 30 minutes from Narbonne, this charming and characterful residence offers generous accommodation and business potential. Renovated by Scottish owners around twenty years ago, the property combines authenticity and comfort, with gardens, a salt-water pool and several



DESCRIPTION

A character-filled southern French residence, beautifully restored twenty years ago by Scottish owners, set in a peaceful wine village in the Minervois, 30 minutes from Narbonne. Behind its discreet façade lies a generous, welcoming property where authenticity meets comfort and Mediterranean outdoor living. Ideal as a family haven, boutique B&B or a combined home-plus-rental business, and just 20 km from Narbonne.

Step into the owners' private entrance hall, with a utility room, storage and a WC, leading to a cosy private salon. Here, a pellet stove warms the salon, the kitchen and the multi-purpose reception room beside it, while a charming spiral staircase rises to the owners' bedroom suite with its own bathroom and private terrace overlooking the garden.



A second front door opens into the guest lounge. In summer, guests drift between this welcoming salon and the cool courtyard for shade and calm. In winter, the wood-burning insert brings warmth and atmosphere.

On the upper floors, four spacious guest rooms each offer their own bathroom. Comfort is year-round thanks to reversible air conditioning in every room.

A separate staircase leads further up to the fifth guest room with its own bathroom, and to the 80 m² independent apartment on the second floor. With its own entrance, two bedrooms, bathroom, open kitchen and living room, and a private terrace with barbecue and no overlooking, it is perfect for holiday rental or as an owners' apartment if the main house i...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37091PIC11

COMPLETE FILE AND PHOTO ON REQUEST

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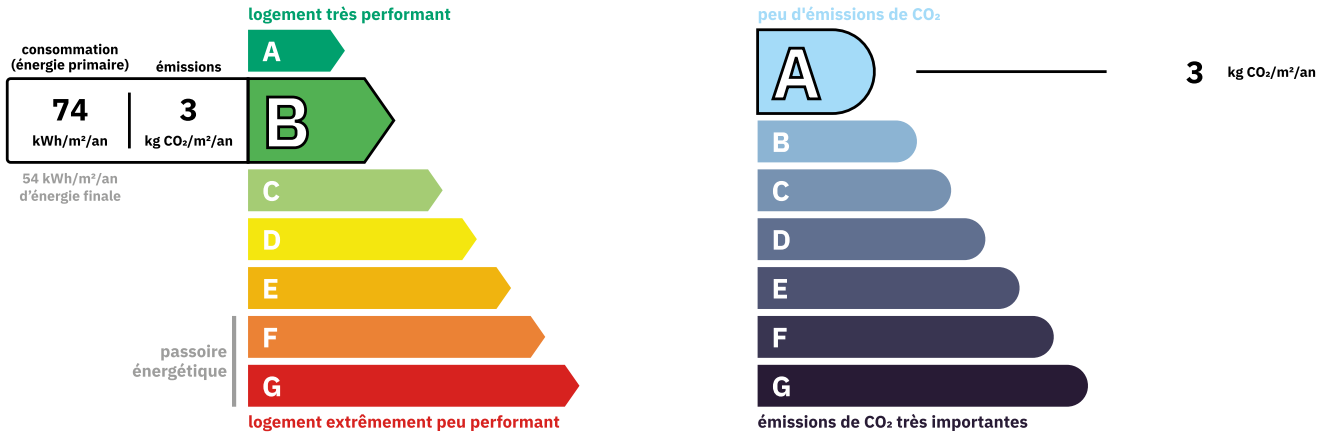
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2146 € and 2903€ for 2022

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

Réf :A37091PIC11
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