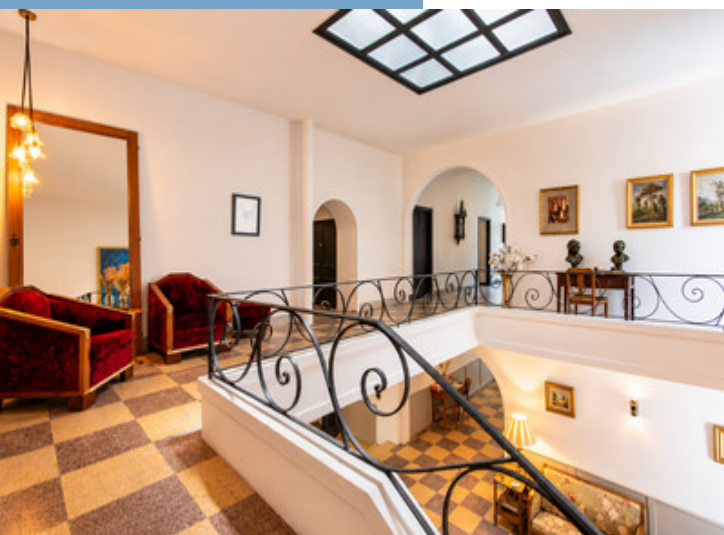
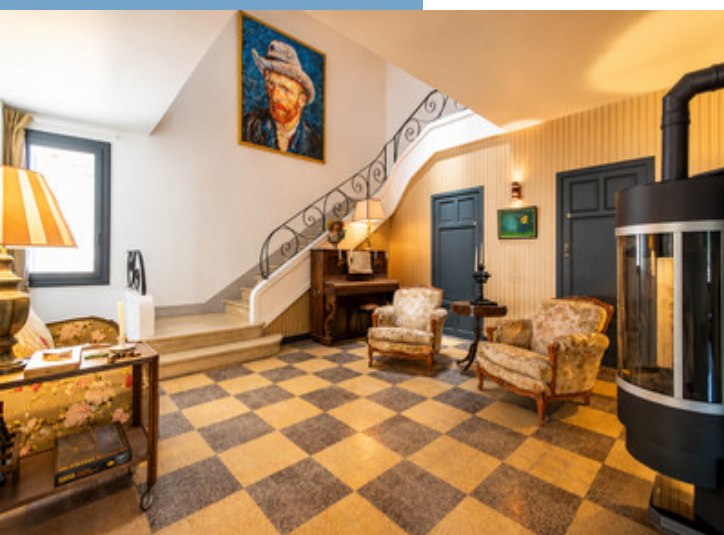




## 18TH-CENTURY MAISON DE MAÎTRE WITH GÎTE, APARTMENT AND HEATED POOL, 16 MINS FROM NARBONNE



18TH-CENTURY MAISON  
DE MAÎTRE WITH GÎTE,  
APARTMENT AND  
HEATED POOL, 16 MINS  
FROM NARBONNE...



| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A46118CYV11                                                               |
| PRICE                                                                           | € 849,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 7                                                                         |
| BATHROOM                                                                        | 6                                                                         |
| ACCOMMODATION                                                                   | 473 m <sup>2</sup>                                                        |
| LAND                                                                            | 611 m <sup>2</sup>                                                        |
| TOWN                                                                            | Raissac-d'Aude                                                            |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Village property                                                          |
| TYPE                                                                            | Maison de Vacances, Bed and Breakfast, House                              |
| CONDITION                                                                       |                                                                           |
| FEATURES                                                                        | Swimming Pool, Mains Drains, Garage                                       |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |





- Fully renovated in 2018
- Total of 7 bedrooms and 6 shower rooms
- Independent 2-bedroom gîte
- Art Deco staircase and 3 m ceilings
- Solar panels, air conditioning and fibre

18TH-CENTURY MAISON  
DE MAÎTRE WITH GÎTE,  
APARTMENT AND  
HEATED POOL, 16 MINS  
FROM NARBONNE...

Ref : A46118CYV11

Just 16 minutes from Narbonne, this elegant maison de maître, built around 1760, was fully renovated in 2018 while preserving its original character, including high ceilings, wide hallways and a striking Art Deco staircase. It offers 7 bedrooms and 6 shower rooms, including a self-contained first-floor apartment, plus an independent 2-bedroom

## DESCRIPTION

There are houses you visit. And there are houses that immediately make you slow down. As you walk through the gate, the bustle of everyday life fades away.

Olive trees cast soft shadows across the stone terraces, jasmine perfumes the warm summer air and the heated swimming pool shimmers between palms, oleanders and climbing bougainvillea. It is hard to believe that Narbonne, with its restaurants, boutiques, TGV station and Mediterranean lifestyle, lies just sixteen minutes away.

Built around 1760 for one of the village's wealthiest families, this remarkable residence reflects more than two and a half centuries of French history. The generous reception rooms still speak of its original elegance, while the magnificent Art Deco staircase, added around 1940, marks another fascinating chapter in the home's evolution. Upstairs, the staff were once accommodated beneath the roof, while the building that is now the independent gîte originally served as accommodation for seasonal vineyard workers. Even today's peaceful garden once formed the family's horse paddock.

The current Dutch owners carried out an extensive renovation in 2018, introducing every modern comfort with great sensitivity. Ducted reversible air conditioning, photovoltaic panels, fibre internet, a heated swimming pool and excellent insulation now combine effortlessly with the authentic character that makes this property so special.

Today this period home offers exceptional flexibility. It works equally well as an e...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46118CYV11>

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)

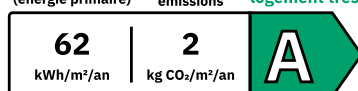
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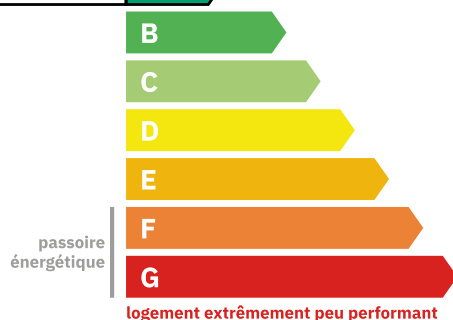
## ENERGIE-DPE

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

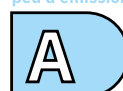
consommation (énergie primaire) émissions logement très performant



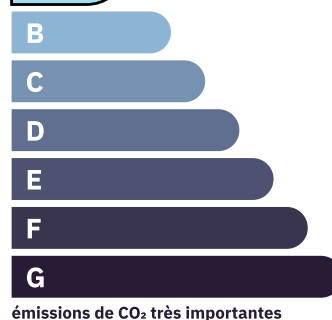
37 kWh/m²/an  
d'énergie finale



peu d'émissions de CO₂



**2** kg CO₂/m²/an



émissions de CO₂ très importantes

Property **Very efficient**  
Estimated annual energy costs  
between 2560 € and 3530€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: 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.

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 :A46118CYV11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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