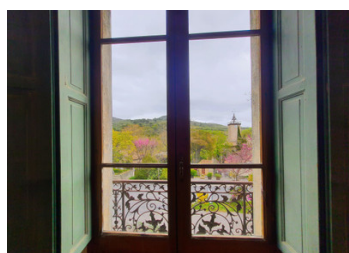
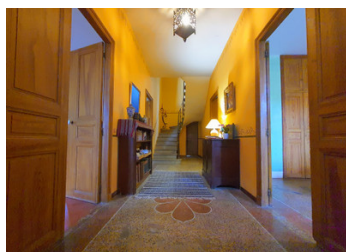


Fabulous property comprising land with AOC organic vineyards, maison de maître, 3 houses and outbuildings



INFORMATION

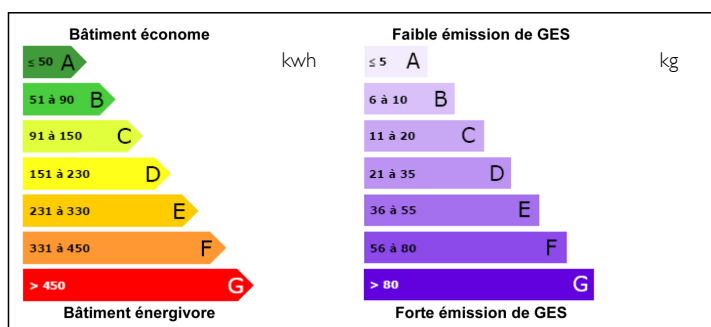
Town:	Narbonne
Department:	Aude
Bed:	15
Bath:	11
Floor:	610 m2
Plot Size:	135000 m2



IN BRIEF

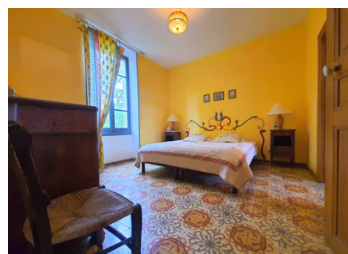
Fabulous opportunity to purchase 13.5 hectares of land including 8,8 hectares of productive vineyards with beautifully renovated Maison de Maître and additional buildings. All wine making equipment and agricultural included in property sale. Wine tasting showroom, storage barn, agricultural hangar, chai. Commercial potential that could provide a regular income and idyllic lifestyle choice.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Situated in a small villages in the Corbieres, mid-way between Narbonne and Perpignan, this domaine offers the perfect balance of work and lifestyle.

Maison de Maitre of 229m²

- renovated throughout with regards to retaining character features and a period theme.

- 4 spacious bedroom suites with luxurious bathrooms

Bedroom 1 (14m² + 15m²)

Bedroom 2 (14m² + 15m²)

Bedroom 3 (23m² + 7m²)

Bedroom 4 (30m² + 7m²)

- kitchen with dining area, 14m²

- spacious lounge with fireplace, over 30m²

- swimming pool, terrace and private gardens

- pigeonnier

LOCAL TAXES

Taxe foncière: 4482 EUR

Large House of 157m²

- again completely renovated with attention to detail and a high end finish throughout

- 4 bedrooms with spacious en suite bathrooms

Bedroom 1 (13m³ + 12m²)

Bedroom 2 (13m² + 12m²)

Bedroom 3 (22m² + 6m²)

Bedroom 9 (15m² + 6m²)

- kitchen and dining area (19m² + 10m²)

- lounge with fireplace (32m²)

- swimming pool, terrace and garden

NOTES

Small House of 67m²

- complete renovation and decoration in keeping with the other properties.

- open plan kitchen and living area

- 2 bedrooms with en suite bathrooms

- garden and jacuzzi

Private self contained accommodation of 155m² total

- situated on 1st floor level and of a more simple interior style than the other dwellings.

- 5 bedrooms

- kitchen