

## Luxurious Villa with Pool, Poolhouse and 2 Hectares of Land in the Heart of Corbières & Near Narbonne

EXCLUSIVE



## INFORMATION

Town:	Thézan-des-Corbières
Department:	Aude
Bed:	3
Bath:	2
Floor:	168 m <sup>2</sup>
Plot Size:	19780 m <sup>2</sup>

## IN BRIEF

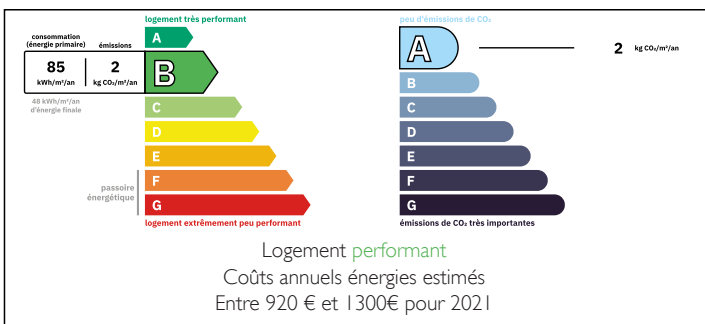
This beautifully renovated 1984 villa is set on a stunning 2-hectare plot of rolling land with mature trees and natural springs, offering complete privacy on the outskirts of Thézan-des-Corbières.

The property features a well-maintained 8.5m x 4m swimming pool with a pool house, outdoor kitchen, and toilet.

With 168 m<sup>2</sup> of living space, the villa includes 3 bedrooms, 2.5 bathrooms, a spacious living room with a fireplace, and a modern kitchen with a utility room. Three attached garages offer ample storage, and the south-facing terrace overlooks the landscaped grounds. The villa boasts modern amenities such as double-glazed windows, central heating, air conditioning, and connection to the public sewage system.

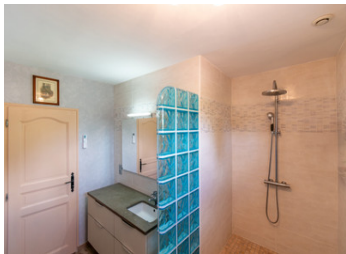
Located 25 minutes from Narbonne and 40 minutes from the Mediterranean Sea, this secluded yet

## 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

Beautifully Renovated Villa with Pool and 2 Hectares of Land in the Heart of the Corbières

This stunning 1984 villa, fully renovated, is set on 2 hectares of well-maintained, gently rolling land adorned with majestic old trees and water sources. The property boasts an 8.5 x 4 m swimming pool, a fantastic pool house with an outdoor kitchen, and a separate toilet. Located in the heart of the Corbières region—known for its Cathar heritage and vineyards—this villa is nestled in the authentic French village of Thézan-des-Corbières. Just 25 minutes from Narbonne and 40 minutes from the Mediterranean Sea, the property is perfectly situated for those who appreciate both tranquility and accessibility.

The village offers a restaurant, a pizzeria and a "tabac presse"; neighbouring villages within a 10-minute drive offer additional services. Despite its secluded setting with the nearest neighbors about 300 meters away, the villa remains easily accessible, offering peace, quiet, and breathtaking natural light. With its south-facing orientation, private driveway, and well-kept grounds, this home feels like your own private paradise while still being close to essential services.

Spanning 168 m<sup>2</sup>, the villa includes 3 garages/additional spaces (a total of 74 m<sup>2</sup>), which are accessible from inside the house. The sunroom with sliding glass doors leads to a 25 m<sup>2</sup> terrace, overlooking the estate. Modern conveniences such as double-glazed windows, a newly installed heat pump (November 2023), and air conditioning units make the home comfortable year-round. It's even connected to the town sewer system, eliminating the...

## LOCAL TAXES

**Taxe foncière: 2473 EUR**

## NOTES