LEGGETT
IMMOBILIER INTERNATIONAL

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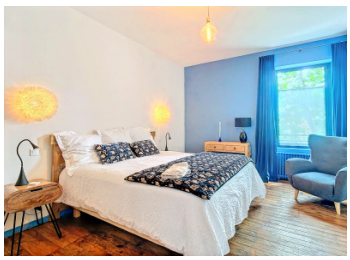
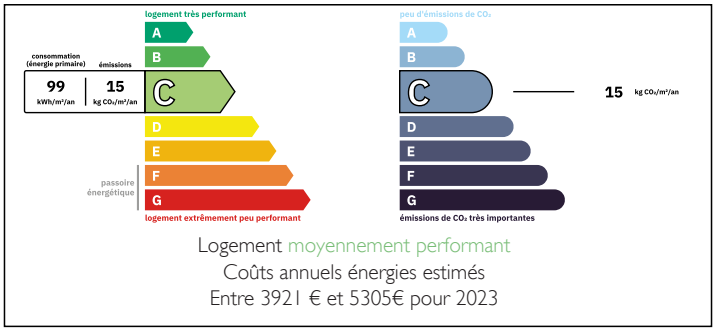
Ref: A39816JAV81 Price: 760 000 EUR

agency fees to be paid by the seller

Fully Renovated Maison de Maître – 440 m of Charm & Modern Comfort – Turnkey B&B & Luxury Living



ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3921 € et 5305€ pour 2023

INFORMATION

Town:	Lézignan-Corbières
Department:	Aude
Bed:	9
Bath:	8
Floor:	440 m2
Plot Size:	1000 m2

IN BRIEF

Step into a world of timeless elegance with this fully renovated 1900 Maison de Maître in the heart of Lézignan-Corbières. Spanning 440 m² across 14 rooms, including 9 bedrooms with en-suite bathrooms, this turnkey property combines historic charm with modern comfort: soaring ceilings, stained-glass windows, original and wooden floors, exposed beams, double glazing, air conditioning, and high-efficiency heating.

Currently operating as a successful B&B with independent rental apartments, the home offers privacy and flexibility for owners and guests.

Outdoors, multiple terraces and a garden of 500–600 m² invite relaxation or entertaining. With a 100+ m² garage, elevator shaft, and prime location near Narbonne, Carcassonne, Mediterranean beaches, TGV stations, and airports, this exceptional property blends lifestyle, charm, and investment

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.

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LOCAL TAXES

Taxe foncière:	**7644 EUR**

NOTES

DESCRIPTION

A Rare Jewel in Lézignan-Corbières – Elegant Maison de Maître, Fully Renovated, with Exceptional Potential

Step into timeless elegance in the heart of Lézignan-Corbières, where history meets modern comfort. This beautifully restored Maison de Maître from 1900, offering 440 m² of living space across 14 rooms, was meticulously renovated in 2017 with high-quality materials and refined finishes. A true turnkey property, it is ready to welcome both private owners and professional projects.

The moment you cross the threshold, time seems to slow down. Soaring ceilings, a graceful staircase, stained-glass windows, original tiled and wooden floors, and exposed beams surround you, blending seamlessly with modern comforts such as double glazing, air conditioning, and high-efficiency heating. Sunlight filters across the rooms, highlighting details both historic and contemporary. The atmosphere is warm, serene, and inviting – a place where everything feels just right.

Imagine sipping your morning coffee on one of the secluded terraces, the scent of jasmine in the air, or sharing a glass of Corbières wine with friends as the evening light warms the stone walls. Whether envisioned as a refined family home or a flourishing guesthouse, this is a place where life unfolds effortlessly, with elegance and warmth.

Property Layout & Surfaces (440 m² of living space on 1,000 m² of land)
Ground Floor (180 m² – private residence)
Hall 1: 24.5 m²
Hall 2: 14 m²
Utility room: 8.2 m²
Boiler room: 7 m²
WC: 2.5 m²
Living room 1: 36 m²
Kitchen: 20 m²