LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44056JAV11 Price: 795 000 EUR

agency fees to be paid by the seller

Exceptional converted winery with industrial loft style, 6 bedrooms and heated pool near Narbonne







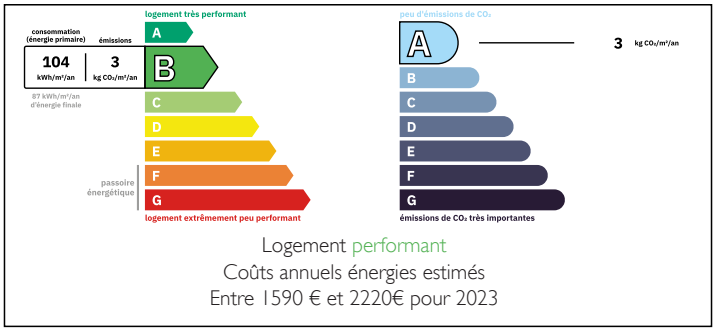








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1590 € et 2220€ pour 2023

INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	6
Bath:	3
Floor:	270 m2
Plot Size:	1183 m2

IN BRIEF

Once a former wine cave where tractors once passed through large gates to deliver grapes, this unique property has been transformed into a characterful loft-style home with industrial appeal. Set just above street level, elegant arched openings now flood the interior with natural light, creating impressive volumes and a distinctive atmosphere.

Offering 267 m² of living space, the property features a spectacular 122 m² open-plan living area, six bedrooms with reversible air conditioning, an infrared sauna, and a spacious 130 m² garage. The main living spaces are arranged predominantly on one level. Outdoor areas include generous terraces and a heated pool. Designed with sustainability in mind, it benefits from solar panels, thermodynamic systems, private wells, and a DPE rating of B.

Located in Villedaigne, just 16 minutes from Narbonne, close to beaches and vineyards, this is a

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44056JAV11 Price: 795 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**3203 EUR**

NOTES

DESCRIPTION

Discreetly positioned just above street level in the charming village of Villedaigne, this remarkable property offers a rare opportunity to own a former wine cave transformed into a characterful loft-style home with distinctive industrial aesthetics. Where large gates once allowed tractors to enter with freshly harvested grapes, elegant arched openings now frame the space, flooding the interior with natural light and creating an impressive sense of scale. The building's original purpose is still subtly present, giving the home a unique atmosphere that blends history with bold architectural design.

Reimagined in 2018, the property now offers 267 m² of living space, where generous volumes and open perspectives take centre stage. The main living areas are positioned above a vast 130 m² garage at street level, enhancing both practicality and privacy.

At the heart of the home lies an exceptional 122 m² open-plan living space, embodying the true spirit of loft living. High ceilings, expansive volumes and a seamless flow between kitchen, dining and lounge areas create a space designed for both entertaining and everyday comfort. A place full of character, ideal for long gatherings with family and friends or relaxed Mediterranean living.

The layout is predominantly on one level, offering ease of movement, with six well-proportioned bedrooms featuring reversible air conditioning and individual washbasins. Two of the bedrooms are located on an upper level, accessible via a staircase, providing additional flexibility and separation of space.

Every detail reflects a commitment to comfort and contemporary living. An infrared sauna, heated...