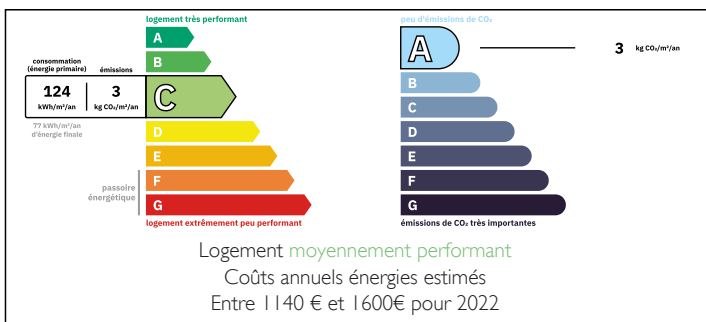


4-bed villa with pool, panoramic views & large plot in gated Durban-Corbières domaine near Mediterranean coast



ENERGY - DPE



INFORMATION

Town:	Durban-Corbières
Department:	Aude
Bed:	4
Bath:	3
Floor:	142 m2
Plot Size:	1510 m2

IN BRIEF

Located in a private gated domaine in Durban-Corbières, South of France, this 4-bedroom, 3-bathroom villa with swimming pool offers panoramic views of the château, village and countryside.

The spacious living room overlooks the pool and hills. The ground floor has 3 bedrooms, including a master en suite, plus a family bathroom. Upstairs is a 25m² bedroom suite with bathroom.

Set on a generous 1,510m² plot, including 1,000m² of landscaped Mediterranean gardens with shaded, secluded seating areas. Outside are a private pool, sun terrace, covered dining area, garden shed and off-road parking.

Peaceful hillside location within walking distance of village amenities. Mediterranean beaches 30 minutes, Perpignan Airport 45 minutes and Carcassonne 1

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

Durban-Corbières is a traditional wine-producing village in the heart of the Corbières, surrounded by vineyards, rolling hills and the historic landscapes of Cathar country.

The village offers everyday amenities including a supermarket with fuel station, bakery, pharmacy, restaurants, sports facilities and local services, as well as numerous walking and cycling routes.

Mediterranean beaches around Leucate are approximately 30 minutes away, Narbonne 30–35 minutes, Perpignan 45–50 minutes and Carcassonne under an hour by car.

The Property

Situated within a secure, gated domaine of similarly styled villas, occupied by a mixture of permanent residents and second-home owners, this attractive 4-bedroom, 3-bathroom villa occupies a particularly generous 1,510 m² plot, including approximately 1,000 m² of landscaped Mediterranean garden.

The property enjoys a peaceful, sheltered and private position, with panoramic views across the surrounding countryside, village and château.

Its unusually spacious grounds provide additional outdoor living and relaxation areas, offering greater privacy and space than typically found within the domaine.

Ground Floor

Entrance leading into a spacious, open-plan living, dining and kitchen area of approximately 60 m², featuring exposed ceiling beams, a wood-burning stove and panoramic views across the terrace and swimming pool towards the château and surrounding hills.

The fully fitted and equipped open-plan kitchen

LOCAL TAXES

Taxe foncière: 2800 EUR

NOTES