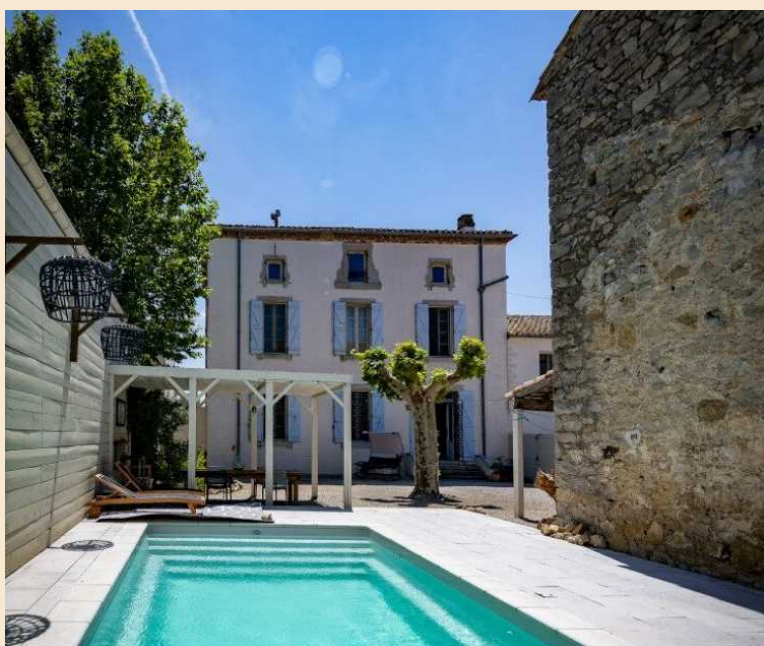


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Sumptuous Former Domain With Maison De Maitre, Guest House And Stone Barn...

Narbonne , Aude , Occitanie



€970,920

inc. of agency fees

10 Beds

7 Baths

Village with all shops, at 5 minutes from Salleles-d'Aude, 20 minutes from Narbonne, 35 minutes from the beach and 45 minutes from Carcassonne and its airport !UNIQUE ! Sumptuous former winegrowers domain...

At a Glance

Reference	MFH-LFR-SN970920E	Near to	Narbonne	Price	€970,920
Bed	10	Bath	7	Land Tax	N/A
		Pool	Yes		

Property Description

Village with all shops, at 5 minutes from Salleles-d'Aude, 20 minutes from Narbonne, 35 minutes from the beach and 45 minutes from Carcassonne and its airport !

UNIQUE ! Sumptuous former winegrowers domain dating from the 18th century, offering a Maison de

Maitre of 391 m², an independent guest house of 96 m², a stone barn of 360 m² (could be converted), on a beautiful 1513 m² plot with landscaped garden, pond, bar area, large heated pool, plunge pool, petanque course and a central driveway ! Full of character with stunning original elements and modern comfort !

Maison de Maitre

Basement = Cinema room of 28 m² + wine cellar/bar of 17 m².

Ground = Large hallway of 25 m² + lounge of 20 m² (beautiful marble original fireplace) + office of 9 m² + WC of 10 m² + living room of more than 46 m² with lounge (wood burning stove) and stunning fully equipped open kitchen (5m long central island, electric hob, integrated hood, lower and higher units, sink, wine cellar, 3 electric ovens) + superb laundry room of 18 m² (double sink and large working plan).

1st = Superb original stone staircase leading on a hallway of 17 m² (magnificent former tiled floor) + sublim master bedroom (marble fireplace) of 46 m² offering a bedroom of 24 m², a large walk-in wardrobe dressing of 9 m², en suite bathroom of 10 m² (bath, double basin unit) and separate WC of 3 m² + bedroom of 24 m² with shower and WC with wash hand basin + bedroom of 23 m² (marble fireplace) with en suite shower room (WC, italian walk-in shower, basin).

2nd = Hall of 7 m² (skylight showing the wooden framework) + shower room of 8 m² (basin unit, WC, italian walk-in shower, towel dryer, nice view) + bedroom of 23 m² + bedroom of 19 m² + bedroom of 12 m² + master bedroom of 40 m² with bedroom of 28 m² and its shower room of 12 m² (double basin unit, WC, italian walk-in shower, towel dryer).

Independent guest house

Ground = Entrance + fully equipped kitchen of 13 m² with access to a private south facing garden of 42 m² with its beautiful plunge pool + petanque course of 40 m² + bedroom of 13 m² with en suite shower room of 2 m².

1st = Large living room of 28 m² with balcony of 6 m² and nice view + bedroom of 14 m² + bedroom of 10 m² + shower room of 3 m² + WC of 1 m².

Stone barn of 360 m²

Magnificent former winery of 360 m² in total (180 m² on each level) that could be entirely converted.

Exterior = Beautiful landscaped garden of 1513 m² divided into several independent and private parts + long driveway of 30m which can receive up to 5 cars + beautiful pond and bar area in front of the stone barn + nice and well maintained area in front of the maison de maitre with a large heated pool (chlory, 8x4m, motorised cover) surrounding by terrace and pergola + a private south facing garden for the gite of 42 m² + bouldrome of 40 m².

Extras = Dating from the 18th century + entirely renovated (electricity, plumbing, roof, insulation:) + magnificent volumes and featuring + marble fireplaces + wood burner + electric heating + underfloor heating

in the master bedroom dressing + very good insulation + double glazing + 5 parking spaces in the alley + independent fully furnished guest house (can receive up to 6 people) ready to be rent and generating an income of more than 25k/year + estimated amount of annual energy consumption for standard use: between 3500 € and 4800 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 3893 €.

Price = 970.920 € (Sublim !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 57175

Property Size: 847 m2

Property Lot Size: 1,513 m2

Bedrooms: 10

Bathrooms: 7

Reference: SN970920E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

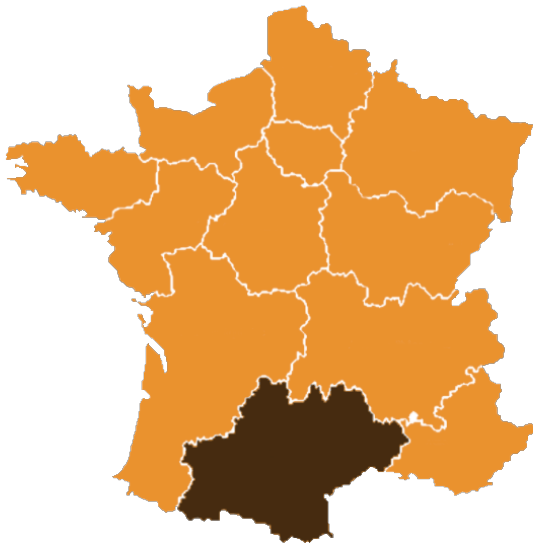
Property type:	House
Bedrooms:	10
Bathrooms	7
Price	€970,920

Key Information

Property Features:

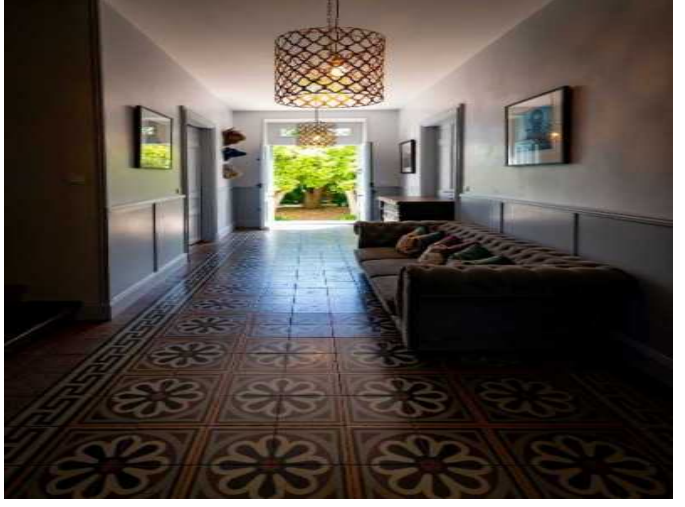
- Courtyard
- Swimming Pool? Yes

Location: Occitanie

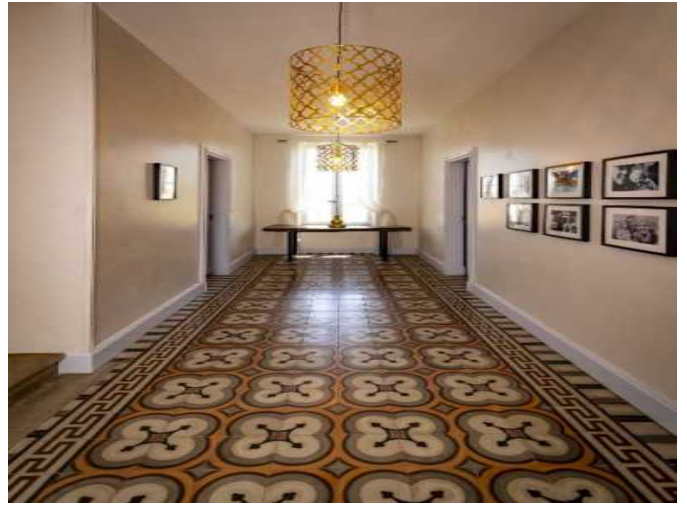


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C. BAUER – Sunday Times

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