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## Exceptional Estate, Maison De Maitre + Gite, 27 Acres, Narbonne

Narbonne , Aude , Occitanie



# €2,600,000

inc. of agency fees

16 Beds      746.29 sqm      11 ha

Exceptional estate located at less than 10 minutes from Narbonne centre, 25 minutes from the beaches, and less than a kilometer from the Canal du Midi, set in 27 acres of grounds and a natural setting....

### At a Glance

<b>Reference</b>	MFH-CB83011824	<b>Near to</b>	Narbonne	<b>Price</b>	€2,600,000
<b>Bed</b>	16	<b>Pool</b>	Yes	<b>Hab.Space</b>	746.29 sqm
<b>Land</b>	11 ha			<b>Land Tax</b>	N/A

### Property Description

Exceptional estate located at less than 10 minutes from Narbonne centre, 25 minutes from the beaches, and less than a kilometer from the Canal du Midi, set in 27 acres of grounds and a natural setting.

A former 19th century wine estate, this fully renovated property is nestled in the heart of an oasis of

greenery. Currently operated as premium holiday accommodation (4 stars), the property consists of a main house of 322m<sup>2</sup>, 3 houses operated as gîtes, a grape-pickers' house, a huge wine cellar, a hangar, outbuildings, a large heated swimming pool, a jacuzzi and a lake.

The main house, a magnificent Maison de Maître from 1830, offers a living area of 322m<sup>2</sup>. It has been tastefully renovated and retains the old charm and character while benefiting from modern-day comforts. The ground floor benefits from a large entrance hall, kitchen, dining room, living room, an office, a toilet and a summer living room with magnificent bay windows opening onto the terrace and summer kitchen.

The 1st floor opens onto a large landing and leads to 3 bedrooms (including a suite), a bathroom and a toilet.

The 2nd floor consists of two bedrooms, a large landing and a bathroom.

This house also has a garage.

Three gîtes complete the estate. A first one-bed gîte of 42.72m<sup>2</sup> that can accommodate 2 or 3 people. A second 3-bed gîte of 115.18m<sup>2</sup> that can accommodate 6 people. The 3rd spacious 4-bed gîte of 219m<sup>2</sup> can accommodate up to 9 people.

The 27 acres of grounds make this exceptional estate a haven of peace yet close to amenities and beaches. Equipped with a large heated swimming pool of 12x6m, a jacuzzi and many green spaces.

A 48m<sup>2</sup> grape-pickers' house (with a bedroom and a bathroom), a huge wine cellar dating from 1890 with a footprint of 845m<sup>2</sup>, agricultural sheds and outbuildings also complete the estate.

Ideally located, the estate allows you to take full advantage of the privileged territory of Narbonne and its coastline, between sea and mountains. Recognized for its cultural heritage, it is now classified as a Regional Natural Park.

## Summary

Property type:	Farmhouse
Bedrooms:	16
Price	€2,600,000

## Key Information

Year Built:	1830
Internal Area:	746.29 sqm
Land Area:	11 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

## Location: Occitanie



## Gallery



















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