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Renovated Former Wine Estate With 3 Charming Homes, 2 Pools, And Gardens...

Narbonne , Aude , Occitanie



€1,260,000

inc. of agency fees

7 Beds

403 sqm

Just few minutes from Narbonne and the beaches of Gruissan, nestled along the iconic Canal du Midi (Canal de la Robine), this...

At a Glance

Reference MFH-CB85972267

Near to Narbonne

Price €1,260,000

Bed 7

Pool Yes

Hab.Space 403 sqm

Land Tax N/A

Property Description

Just few minutes from Narbonne and the beaches of Gruissan, nestled along the iconic Canal du Midi (Canal de la Robine), this beautifully restored stone wine estate offers a rare and peaceful setting. The property has been transformed into three charming, independent residences, combining authentic character with modern comfort. Perfect for a family estate, seasonal rental investment, or multi-generational living.

1. The Main House – around 180 m² of Style and Light

This elegant and spacious home has been fully renovated with care, blending contemporary finishes with the charm of its original stonework.

The ground floor boasts a spectacular 110 m² open-plan living area filled with natural light, offering panoramic views of the canal on one side and the pool and lounge garden on the other. Large sliding doors create a seamless indoor-outdoor living experience.

Features include a modern open-plan kitchen, a double-aspect living room, a welcoming dining area with a double-sided fireplace, and polished concrete flooring throughout, inside and out.

The sleeping quarters offer:

- A master suite with walk-in closet and private shower room
- A second suite with its own shower room

Possibility of a third suite instead of the independent One-Bedroom-Unit (see Number 2).

A private garage completes this exceptional property.

Outside, the beautifully landscaped gardens and pool area invite relaxation, with direct views of the canal and spacious lounging terraces.

2. Attached One-Bedroom Unit – Approx. 30 m²

Connected to the main house and overlooking the canal, this cozy one-bedroom unit features a living room with kitchen, separate bedroom, and shower room. It can function as an extension of the main home or as an independent apartment, thanks to a lockable door.

3. Spectacular Penthouse Apartment – Approx. 195 m² + 177 m² of Terraces

Upstairs, the penthouse is a true architectural gem with soaring ceilings, exposed beams, and breathtaking canal views.

Expansive 90 m² living area with lounge, dining room, and fully equipped open kitchen

4 spacious bedrooms

1 full bathroom with toilet, 1 shower room, and a separate WC

Three terraces totaling 177 m², including a stunning central terrace (98.6 m²) with private pool and lounge area facing the canal, plus two additional terraces (32 m² and 48 m²) for dining and relaxing

Bathed in light and offering rare outdoor living spaces, this apartment is one-of-a-kind.

A Unique Opportunity on the Canal du Midi

This exceptional property offers a wealth of possibilities:

A primary residence with separate guest accommodations

A high-yield seasonal rental investment (with an already well running business)

A family estate ideal for multi-generational living

A rare haven of peace between vineyards and the Mediterranean, with direct access to the charm of the Canal du Midi.

Summary

Property type:	Village house
Bedrooms:	7
Price	€1,260,000

Key Information

Internal Area: 403 sqm

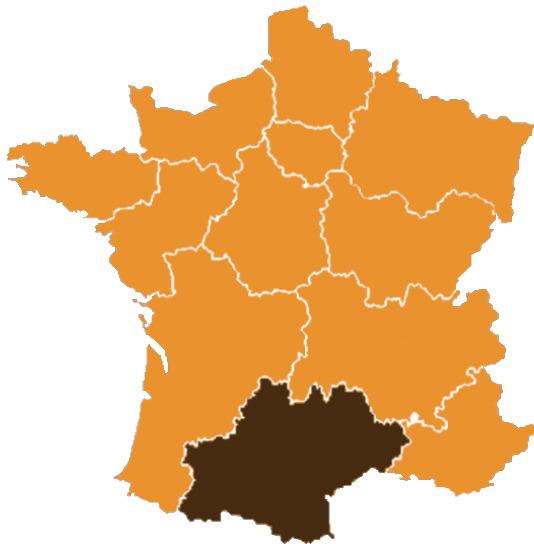
Property Features:

- Air-conditioning

Swimming Pool? Yes

Has Air
Conditioning? Yes

Location: Occitanie



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S. and L. BROWN



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