Click to view MFH-CB83011824

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...

At a Glance

Reference MFH-CB83011824 **Near to** Narbonne **Price** €2,600,000

Bed 16 Pool Yes Hab.Space 746.29 sqm

Land 11 ha Land Tax 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 $322m^2$, 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 322m². 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 42.72m² that can accommodate 2 or 3 people. A second 3-bed gîte of 115.18m² that can accommodate 6 people. The 3rd spacious 4-bed gîte of 219m² 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 48m² grape-pickers' house (with a bedroom and a bathroom), a huge wine cellar dating from 1890 with a footprint of 845m², 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:

Property Features:

Air-conditioning

Swimming Pool? Yes

Has Air

Yes

Conditioning?

Location: Occitanie



Gallery



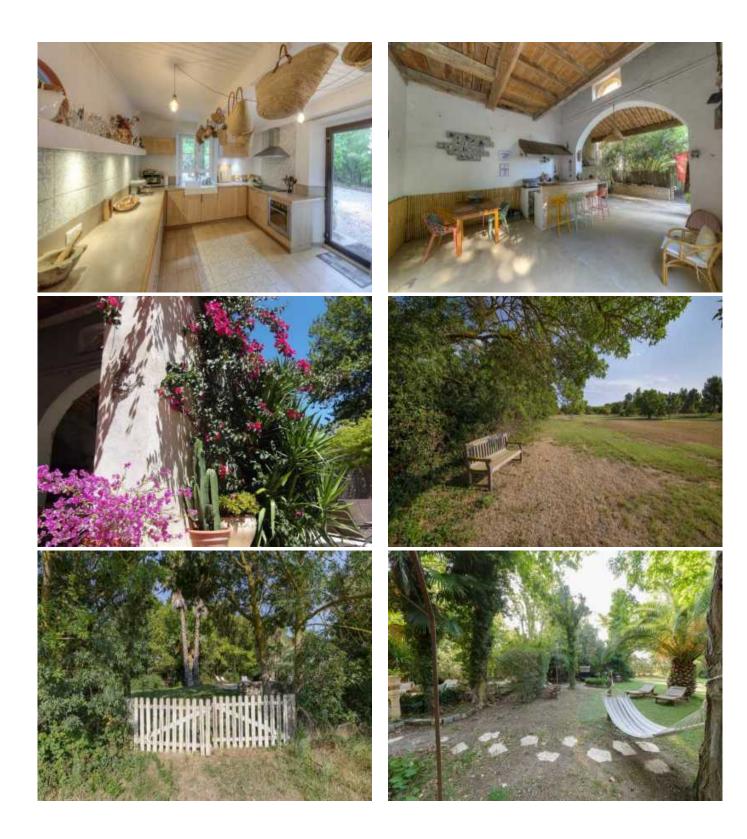


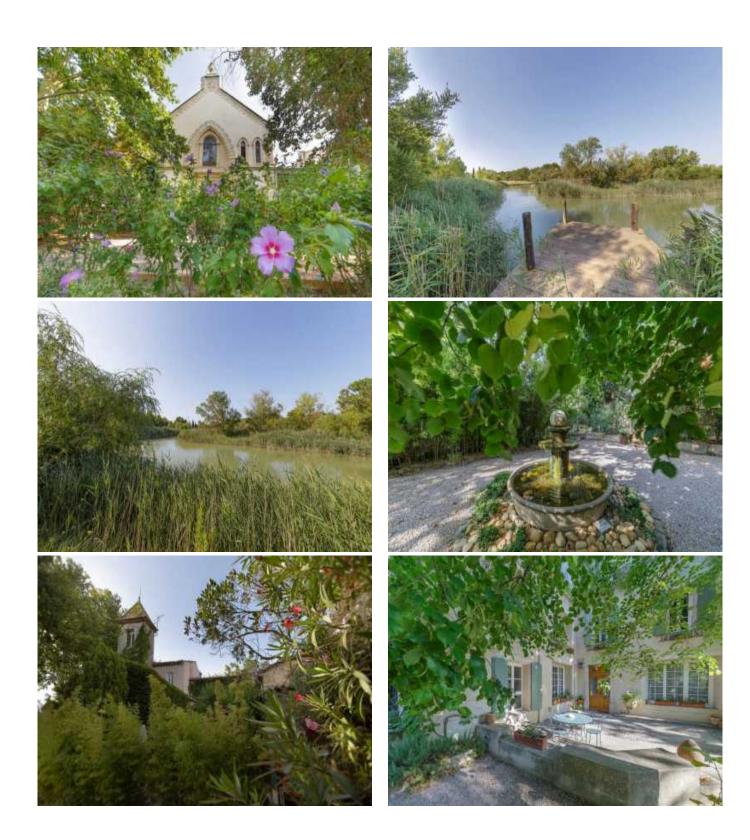


























Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

 $0845\ 123\ 5885$ (UK only local rate) / +44 (0) 113 216 4066, or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved