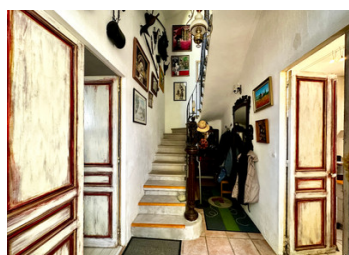
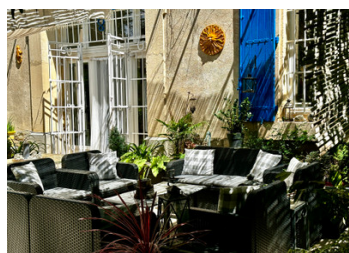
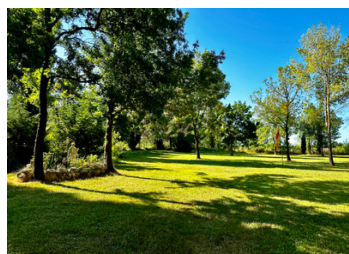


Large character house with independent loft apartment on a large garden in Mediterranean city of Narbonne



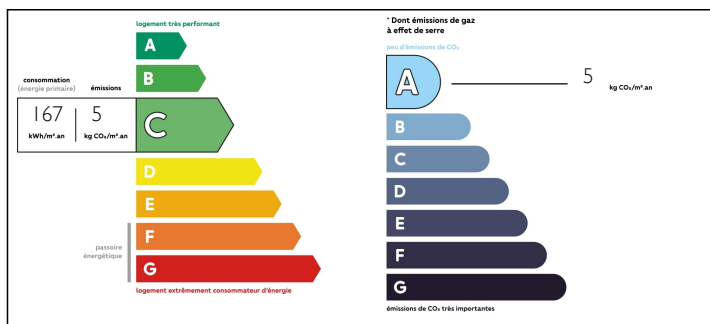
INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	5
Bath:	4
Floor:	330 m2
Plot Size:	7400 m2

IN BRIEF

This old yet extremely well maintained nine room house, so close to the centre of Narbonne yet nestled within the countryside includes 4 bedrooms, 3 bathrooms, an office, an artist studio, a separate loft apartment. It has a summer kitchen and a terrace, with a large garden, garages and an orchard.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2800 EUR

NOTES

DESCRIPTION

Country living just outside Narbonne and less than 20 minutes from the region's best Mediterranean beaches. A large house with around 330 m² of living space, set in around 7400 m² of land surrounded by rolling organic vineyards. Built on the foundations of a Roman villa, this former estate evokes life at its best in the South of France.

In the main house, all the rooms are large with high ceilings.

On the ground floor, there is an open-plan living area (approx. 40m²), kitchen, study, games room, WC and bedroom with en-suite shower room. On the first floor, there are 3 large bedrooms, one of which has an en-suite shower room and the other two with shared en-suite bathroom. There is also a large artist's studio (approx. 37m²) and a dressing room.

On the top floor, under the rafters, there is a fully renovated and equipped loft flat with a bedroom, a shower room and a bright, open-plan living area.

Outside, on the other side of the large terrace, there is a well-equipped summer kitchen. There are also several garages and outbuildings, a raised vegetable garden, an orchard, and even its own authentic Teepee in the garden!

Quiet, in its own world, but with easy access to the train, motorway, all the shops and the beaches. Inhabited by an artist and car enthusiast, this well-maintained house is sold with the furniture (apart from a few exception) .

See the house plans for room sizes...