



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 860,000€ (incl. agency fees payable by vendor)

Exceptional prestige property in Narbonne with parkland and further development potential



For sale in the Mediterranean city of Narbonne is this stunning, recently renovated property dating from 1715, offering almost 290m² of habitable space, set in a secluded plot of over 20,000m² with swimming pool, garage, and a huge developable barn.

The property which was formerly a wine domaine, is located in the middle of countryside on the edge of Narbonne but within cycling/walking distance from the city centre. Featuring an exposed stone façade, the building comprises a main residence, an annexe which is currently used as an office, a huge garage/barn, a store room and a wine cellar. It was substantially renovated in 2018 using materials of the highest quality to create a light and spacious contemporary home with all modern comforts, yet retaining the charm and authenticity of the original building.

On the ground floor, there is a vast open plan living room configured as a salon, dining area and a snug/tv room. The room has huge floor to ceiling glass doors/windows that open onto a expansive terrace overlooking the pool, and the vineyards and countryside beyond. Off to the left of this room is a ground floor bedroom and stairs to the semi renovated upper floor of the barn. A short flight of stairs in the main living area leads to an upper floor, which comprises an intimate master suite, with bedroom, dressing room and en-suite bathroom. To the right of the living room is an inviting, fully fitted contemporary kitchen which too has large glazed window and door onto the terrace, a huge open fireplace and a storage room. From the kitchen, a stone staircase leads to the next floor, where there are 2 bedrooms and a utility room, whilst on the top floor has a further 2 bedrooms and a bathroom.

The office attached to the main residence is around 32m², with a separate glazed entrance. Next to the office is an additional shower room, which needs refreshing.

The grounds of over 20,000m² comprise a wooden parkland with mature indigenous and fruiting trees. The spacious south facing terrace leads down to a 10m x 5m salt water pool. Attached to the main residence is a large two storey garage/ barn, the upper floor of which has been partially renovated and is ready to create 4 further bedrooms and 4 bathrooms but can be finished according to one's needs. This space can be accessed directly from the living room. There are further spaces in the building which also have the potential for development.

With its seclusion yet close proximity to a bustling city, its blend of contemporary yet rustic character and its potential for further development, this property is indeed a rare find, worthy of an immediate viewing!



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Ground Floor:

Salon – 85.8m²
Kitchen – 27.7m²
Bedroom 1 – 19.4m²
Utility room – 7.7m²
Office – 32m²

Master suite:

Bedroom 2 – 17.9m²
Dressing room – 6m²
Bathroom - 8.8m² (walk-in shower room and double hand basins)

1st Floor:

Bedroom 3 – 28m²
Bedroom 4 – 8.4m²
Utility room & WC – 6.5m²
Hallway – 3 m²

2nd Floor:

Bedroom 5 – 10.8m²
Bedroom 6 – 15m²
Bathroom & WC – 7m²
Corridors – 6.2m²

General:

Pellet Stove in the main living area and high-performance oil filed electric radiators throughout
New insulation
Double glazing throughout
Over 500m² of developable space
Alarm and video surveillance
Septic tank
Smoke alarm
Tax Foncière approx. 3,500€p.a

Location:

Narbonne - Beautiful and elegant city traversed by the Canal de la Robine, a tributary of the Canal du Midi, with all amenities including numerous restaurants, bars, theatre and SNCF railway station with TGV links to the rest of France, 15 minutes to blue flag beaches at Gruissan and Narbonne Plage, 30 minutes to the airport at Carcassonne and 45 minutes to airports at Beziers and Perpignan



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