

**NEGOTIABLE\*\*** Ancient wine 'cave' transformed into a stylish and comfortable 4-bedroom home close to Narbonne



## INFORMATION

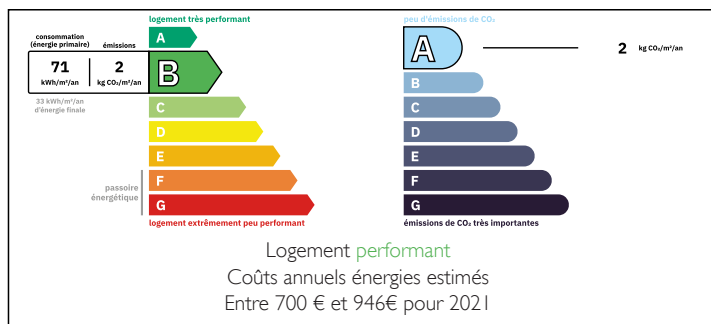
|             |             |
|-------------|-------------|
| Town:       | Marcorignan |
| Department: | Aude        |
| Bed:        | 4           |
| Bath:       | 3           |
| Floor:      | 149 m2      |
| Plot Size:  | 475 m2      |

## IN BRIEF

This architecturally designed house combines the ancient and the modern to create a uniquely comfortable and stylish home. Its large living/dining area, open on two sides to a very private south-facing garden, invites you to enjoy year-round indoor/outdoor living. An open fireplace keeps you cosy in the winter, and the huge glass doors open wide for year-round use, and great for entertainment. Four bright airy bedrooms with one on the ground floor opening to a charming private terrace make this home practical and flexible and beautifully livable.

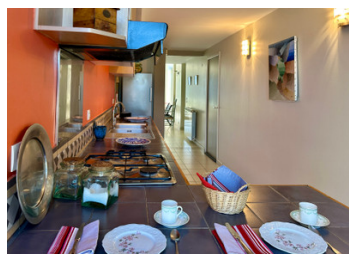


## ENERGY - DPE



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:** 1235 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Fifteen minutes to central Narbonne, 30 minutes to the Mediterranean, perched high in a popular Minervois village with stunning views of the Pyrenees and Black mountains, this is a property for those who don't want to be too far from the facilities and attractions of one of the most desirable towns in the South of France, yet want to have easy access to stunning beaches, glorious bike trails and the delights of the famous Canal du Midi. And if that isn't enough it is only approximately 1 hour from Spain and 2 hours from skiing in the Pyrenees.

This four bedroom house is stylish, practical and comfortable with three bedrooms upstairs and a fourth downstairs with its own access to a charming private terrace. The large living/dining area with open fireplace opens onto a beautifully proportioned private garden ideal for a swimming pool for those who want to take full advantage of the stunning weather in this region.

The well thought out and practical kitchen on the ground floor opens onto the private terrace making a great breakfast area on fine mornings.

Direct access to the garage, storage and technical rooms from the bright hallway adds to the practicality and ease of this house.

Links to transport include Carcassonne airport (47 minutes), Beziers airport (40 minutes), Perpignan airport (53 minutes), Montpellier Airport (1 hour and 10 minutes), Toulouse airport (1 hour 45 minutes), Barcelona Airport (3 hours and 12 minutes). The nearest train station with TGV...