

## A Majestic Chateau in the Heart of a Vibrant French Village Moments from the Mediterranean

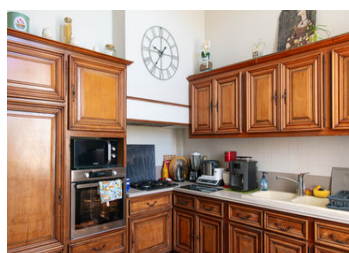
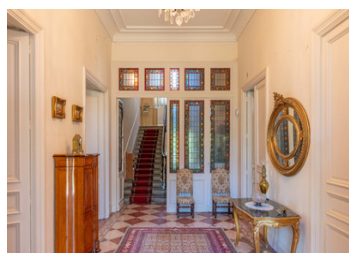
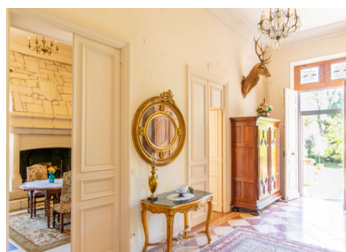


## INFORMATION

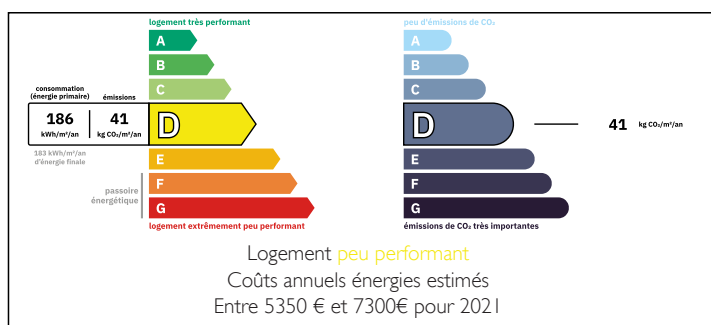
Town:	Narbonne
Department:	Aude
Bed:	9
Bath:	5
Floor:	500 m2
Plot Size:	2500 m2

## IN BRIEF

Nestled in a vibrant French village near Narbonne, this 1872-built chateau offers timeless allure just a 22-minute drive from the Mediterranean. 500 m2 habitable space plus a 170 m2 basement to convert, enveloped in a 2500 m2 lush garden. Inside, original floor tiles and lofty 4-meter ceilings grace the awe-inspiring hallway. The spacious 88 m2 salon and cozy 19 m2 salon feature elegant furnishings. The ground floor boasts three bedrooms, a bathroom, and a kitchen. The first floor offers a 50 m2 living room with high ceilings, kitchen, and three bedrooms with en suite bathrooms. Ascend to the second floor to find three bedrooms, a bathroom, and a dressing room/office. The basement presents an exciting opportunity for personalization and enhancement. The sellers have recently completed necessary repairs and renovations, ensuring the chateau is delivered in excellent condition. With...

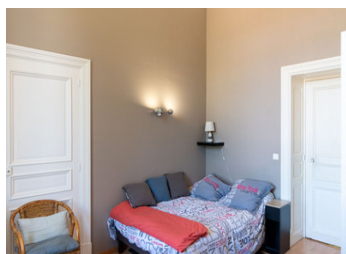


## ENERGY - DPE



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.



## DESCRIPTION

Embrace the timeless allure of chateau living in the heart of a vibrant French village, just moments from Narbonne and a mere 22-minute drive to the Mediterranean shores. Ideally located along a main road, this majestic chateau built in 1872, benefits from easy access to local amenities while maintaining exclusive privacy for its residents.

As you return from the bakery, strolling through the village with a crisp baguette cradled in your arms, the chateau remains coy, hidden from the main road, inviting you into a world of serenity beyond its gates. Step through and feel the ambiance shift, transporting you to an oasis of tranquility amidst a 2500 m2 lush garden. Here, the melody of birdsong dances in the air, while the gentle Mediterranean sun bathes the surroundings, creating the perfect setting for year-round al fresco dining.

Enter the chateau and be greeted by an awe-inspiring hallway adorned with original floor tiles, its lofty ceilings reaching a grand 4 meters high. Stained glass doors beckon you into a realm of elegance and refinement, where each room tells a story of its own. To your right, discover the expansive 88 square meter salon, adorned with exquisite furnishings befitting a chateau of such grandeur. Sunlight floods through the southern windows, casting a warm glow upon the space. At the conclusion of the salon, a door leads to a charming 16.8 m2 kitchen with wooden cabinets, complemented by its own 3 m2 utility room.

Continuing your journey, a cozy 19...

## LOCAL TAXES

**Taxe foncière:** 4886 EUR

**Taxe habitation:** EUR

## NOTES