

19th-Century Stone Character Estate with Indoor Heated Pool and Luxury Amenities Near Narbonne



INFORMATION

Town:	Saint-Marcel-sur-Aude
Department:	Aude
Bed:	10
Bath:	8
Floor:	485 m2
Plot Size:	1900 m2



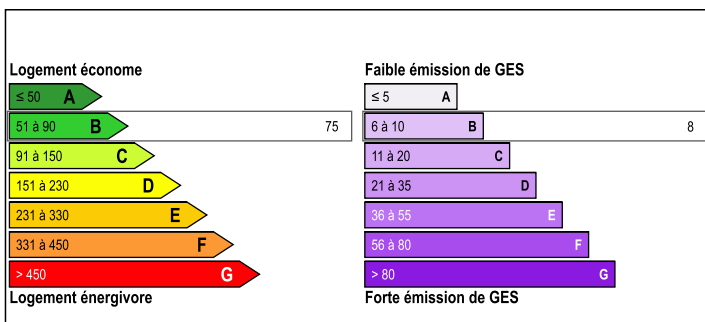
IN BRIEF

Nestled in the enchanting landscape of Le Grand Narbonne, this majestic 19th-century stone property epitomizes timeless elegance.

With 10 bedrooms, 8 bathrooms, and 6 reception rooms, it offers a harmonious blend of historic charm and modern luxury. Featuring an indoor heated swimming pool, lush gardens, and serene relaxation areas, it beckons as a haven for tranquility.

Perfect for a large family or entrepreneurial endeavor, its proximity to Narbonne and the sea ensures both convenience and serenity.

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: 3542 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Stunning 19th Century Stone Property in Le Grand Narbonne

Discover the perfect blend of historical charm and modern luxury with this magnificent 19th-century stone property. Nestled in a serene village just 10 minutes from Narbonne, this estate offers an unparalleled living experience, ideal for a large family or a commercial venture, boasting numerous amenities and ample space for comfortable living and entertaining.

Key Features

- Reception Rooms: 6
- Bedrooms: 10
- Bathrooms: 8
- Habitable space: 485 m²
- Garden: 1900 m²
- Storage: Yes
- Garage: Yes
- Parking: Yes
- Near Town Centre: Yes
- Swimming Pool: Yes
- Garden: Yes

Historical and Modern Amenities

This exquisite stone property retains its authentic charm with period fireplaces and a stunning stone staircase leading to a magnificent terrace. The main house, sold partly furnished, is complemented by three independent gîtes, an indoor heated swimming pool, and various outbuildings.

Main House

Ground Floor:

- Entrance Hall: 11.58 m²
- Small Living Room: 18.24 m²
- Living Room and Dining Room: 27 m² and 19 m²
- Equipped Kitchen: 1.98 m² with cupboard: 2.14 m²
- Landing: 7 m²