

Magnificent Single-Level 250 m Villa with Corbières Views, Landscaped Garden, Pool and 150 m Prof Annex



INFORMATION

Town:	Saint-André-de-Roquelongue
Department:	Aude
Bed:	3
Bath:	3
Floor:	251 m2
Plot Size:	4000 m2



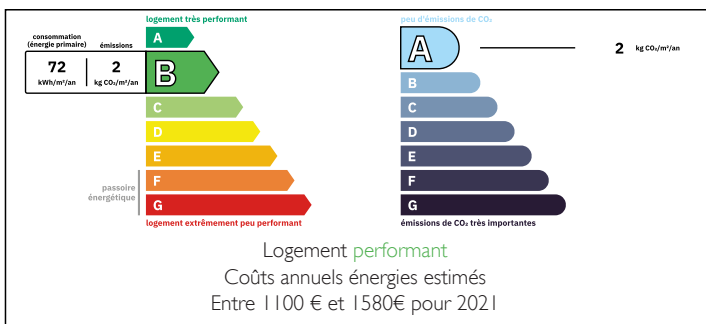
IN BRIEF

At the foothills of the Corbières, where vineyards meet the horizon and time slows down, lies a rare gem: a designer villa nestled in 4,000 m² of private landscaped grounds. Just 20 minutes from Narbonne and 40 from the Mediterranean, this elegant single-storey home offers 250 m² of refined living space, including three luxurious suites, a vast open-plan living area, and seamless indoor-outdoor flow.

Step outside to a sparkling saltwater pool, summer kitchen, and sweeping views. A 150 m² outbuilding—with space for four cars—invites creative transformation. Under the house, a 300 m² crawl space (1.9 m high) offers rare extra functionality.

Already granted planning permission for a 75 m² extension, this estate is future-ready. Whether as a private retreat or luxury family home, this property

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

Luxurious Refuge in the Heart of the Corbières

Tucked away at the foothills of the Corbières, where vineyards stretch between rocky hills and lavender fields, lies an exceptional estate—a seamless blend of elegance, privacy and modern design. This state-of-the-art home is much more than a residence; it's a Mediterranean lifestyle experience.

Set on a fully enclosed 4,000 m² plot, this magnificent villa boasts a 250 m² single-storey villa and a versatile 150 m² outbuilding. Whether you seek a peaceful family retreat, a stylish entertainment space, or the perfect spot to welcome guests, this home delivers on all fronts.

Just 20 minutes from the Roman town of Narbonne and 40 minutes from the golden beaches of Gruissan and Leucate, you're ideally placed to enjoy the best of Southern France. The property is located within easy reach of historic villages such as Lagrasse, Fontfroide Abbey and the UNESCO-listed Cité de Carcassonne. Michelin-starred dining, acclaimed wine domaines, and vibrant local markets are all within a short drive.

Southern Charm with a Contemporary Heart

The villa's warm crépi façade and grand veranda nod to the classic southern mas, while inside, sleek modern comforts await. The open-plan living room (74 m²) flows effortlessly into a lounge, bar, dining area and high-end kitchen (23 m²), complete with premium appliances and a luxury worktop. Large glass sliding doors invite natural light and offer a direct connection to the terrace and poolside.

The 13x8m saltwater pool, tiled in a shimmering mosaic, is the centrepiece of the landscaped Mediterranean...

LOCAL TAXES

Taxe foncière: 3768 EUR

Taxe habitation: EUR

NOTES