

## Elegant 8-Bed Family Home with Pool & Gîte, Near Narbonne and Just 20 Minutes from the Mediterranean



## INFORMATION

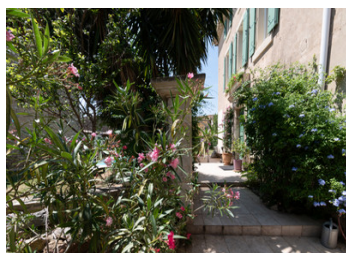
Town:	Montredon-des-Corbières
Department:	Aude
Bed:	8
Bath:	2
Floor:	305 m2
Plot Size:	471 m2

## IN BRIEF

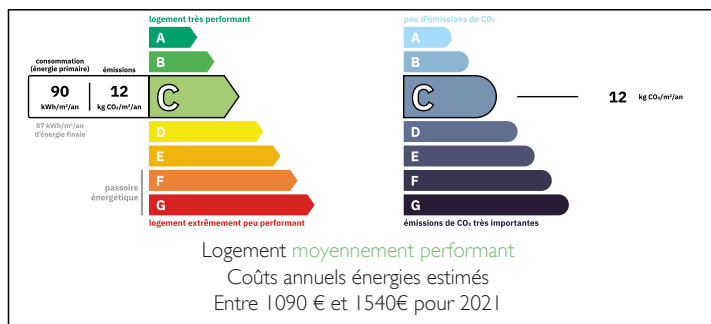
This beautifully renovated 19th-century family home near Narbonne offers 305 m<sup>2</sup> of living space, perfect for large families or those seeking a property with rental potential. Located in the quiet wine village of Montredon des Corbières, just 5 minutes from Narbonne and 20 minutes from the Mediterranean, the house features 6 bedrooms, a large open-plan living area, and a charming 2-bedroom gîte.

The landscaped garden includes a pool, covered terraces, and mature trees—ideal for relaxed family living and entertaining. The gîte offers privacy for guests or an excellent income opportunity.

Local amenities are within walking distance, and access to airports and the A61 is easy. A rare opportunity to enjoy the South of France lifestyle in comfort and space, whether as a main residence, holiday home, or investment.



## 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

A Warm and Spacious Family Home with Independent Gîte – Just Minutes from Narbonne and the Mediterranean

Nestled in the peaceful wine village of Montredon des Corbières, just 5 minutes from the vibrant city of Narbonne and only 20 minutes from the Mediterranean coast, this fully renovated 19th-century home offers the perfect balance of charm, space, and modern comfort.

Ideal for large families, multi-generational living, or welcoming guests, the property boasts a total of 305 m<sup>2</sup> of living space, including a beautifully maintained main residence and an independent 2-bedroom gîte, perfect for hosting friends or generating rental income.

## LOCAL TAXES

**Taxe foncière: 1830 EUR**

**Taxe habitation: EUR**

## NOTES

A Home for Family Life and Lasting Memories

Step through the front door and into a light-filled, welcoming space where original features meet contemporary living. The entrance hall opens into a stunning 56 m<sup>2</sup> open-plan living area with lounge, dining space, a fitted kitchen, and a fireplace – all bathed in natural light from the garden-facing windows. This is a home made for long family meals, cozy evenings by the fire, and easy indoor-outdoor living.

The ground floor also includes:

A WC (1.26 m<sup>2</sup>)

A laundry room (3.58 m<sup>2</sup>)

A spacious garage with mezzanine

Upstairs Comfort and Character

On the first floor, a beautifully tiled landing leads to:

Bedroom 1: 14 m<sup>2</sup>