

## Historic 3.68-Ha Estate with Listed 11th-Century Church, Manor House, Vineyard and Park near the Canal du Midi



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	8
Bath:	2
Floor:	415 m2
Plot Size:	36801 m2

## IN BRIEF

In the South Minervois, near the Canal du Midi and 30 minutes from Narbonne, this remarkable 3.68-hectare estate combines history, charm, and potential. Built on the remains of a Carolingian monastery, it includes an 11th-century listed Romanesque church, a Directoire-style manor house, a renovated farmhouse, a former dovecote, and stone outbuildings. Surrounded by an organic vineyard (2.5 ha) and a landscaped park with pines, fountains, and an orangery, the property offers multiple possibilities: private residence, shared family home, heritage project, or hospitality development. A rare, serene setting where nature, history, and wine meet.

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: 4400 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In the heart of the South Minervois, near the Canal du Midi and only 30 minutes from Narbonne and 40 minutes from the Mediterranean beaches, lies a remarkable 3.68-hectare historic estate — a true living testimony of southern French heritage.

Built over the centuries on the ruins of a Carolingian monastery, the property includes an 11th-century Romanesque church classified as a Historic Monument, a Directoire-style manor house, a restored former farmhouse, and several stone outbuildings, all surrounded by an organic vineyard and a romantic landscaped park.

A timeless estate full of charm and serenity

The property is accessed via a majestic driveway lined with century-old pines, leading to a cobbled courtyard around which the main buildings are arranged: the Maison de Maître, the Maison de Ramonétage, and the Pigeonnier.

The Maison de Maître – 230 m<sup>2</sup>

With its north-facing façade, pleasantly cool in summer, this elegant Directoire-style house retains all its original charm. The entrance hall opens onto the staircase and the living area: five adjoining reception rooms with glass doors opening onto the garden, leading to the kitchen, laundry room, and toilet located on the opposite side of the building.

Upstairs, a long corridor gives access to:

One bedroom with connecting office or dressing room,

A second bedroom with its own dressing and closet,

A third bedroom,

On the opposite side: two further bedrooms, a separate WC, and a bathroom.

The layout and light of this house exude understated elegance and authenticity.