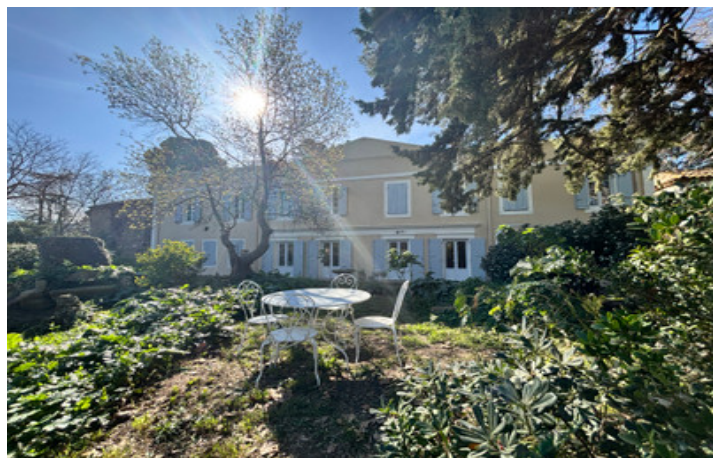


Historic Wine Estate Near Narbonne – A Unique Property



INFORMATION

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

IN BRIEF

3.68-hectare historic estate located in the South Minervois. It features a landscaped park, an organic vineyard, a Directoire-style manor house, and several carefully restored stone buildings, offering over 400 m² of living space. A true heritage treasure, this exceptional property combines charm, serenity, and potential for a family, cultural or oenotourism project.

ENERGY - DPE

DPE not required.

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

Located near a charming village in the South Minervois, with all amenities, close to the canal and the Languedoc beaches, this historic estate is steeped in history and legends. Built over centuries on the ruins of a former Carolingian monastery, it features an 11th-century Romanesque church and is listed as a Historic Monument, offering absolute privacy and preservation from urbanization.

The estate spans 3.68 hectares and includes:

Stone buildings surrounded by a park with century-old pines, fountains, and historic basins to be restored.

A romantic landscaped garden with an orangery, olive trees, and various Mediterranean species.

A 2.5-hectare organic vineyard, planted in 2010 with three productive and irrigated grape varieties, producing up to 25,000 bottles of IGP red and white wine.

A beautifully restored Directoire-style manor house with its original architectural elements preserved across ten main rooms, featuring an independent entrance from the park.

A former house and stable, fully restored with noble materials, offering 4 bedrooms, a spacious 65 m² living area, and a charming south-facing patio.

These two buildings provide over 400 m² of living space, offering modern comfort while retaining their historical charm, arranged around a beautiful cobbled courtyard. The roofs have been entirely redone over time, with some façade work still to be completed.

A remarkable former dovecote and three adjoining outbuildings present additional potential for up to 200 m² of guest accommodations.

A true heritage site to preserve, the Romanesque church, formerly a parish church, is adorned with remarkable architectural features and is eligible for restoration grants due...