

Spacious Renovation Opportunity with 600 m Buildable Garden Near Narbonne and Near the Mediterranean Coast

EXCLUSIVE



## INFORMATION

Town:	Villedaigne
Department:	Aude
Bed:	4
Bath:	2
Floor:	299 m2
Plot Size:	601 m2

## IN BRIEF

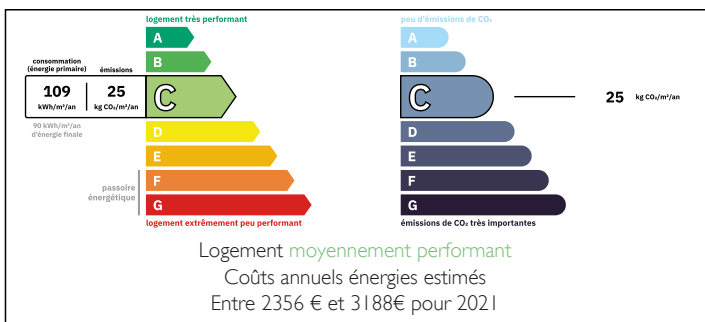
Discover the potential of this 299 m<sup>2</sup> detached home set on a 600 m<sup>2</sup> buildable plot in the tranquil village of Villedaigne, near Narbonne.

The property features a private entrance, parking, and a garden with a small pool. While partially renovated, it offers an exciting project to create a spacious family or holiday home. The south-facing layout ensures plenty of natural light, while the garden's buildable land provides room for expansion (permit required). Highlights include a large open-plan living room with a fireplace, a big kitchen, a groundfloor bedroom with dressing and bathroom, three upstairs bedrooms, two of which have access to a private terrace, and a second bathroom. An expansive loft area holds potential for conversion into a studio or guest apartment.

Ideally located near the Mediterranean coast, the Corbières wine region and historical landmarks like



## 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 Mediterranean Dream Awaits

Discover the perfect blend of charm, potential, and Mediterranean living with this spacious 299 m<sup>2</sup> detached house, nestled within a generous 600 m<sup>2</sup> garden buildable plot in the picturesque village of Villedaigne, near Narbonne. Surrounded by the scenic vineyards of the Corbières, La Clape, and Minervois, and just a short drive from the sparkling beaches of the Mediterranean, this property offers the ideal opportunity to create your dream family or holiday home.

### A Private and Peaceful Retreat

Entering through an elegant wrought-iron gate, you'll find a tranquil garden oasis set back from the main road, ensuring privacy and serenity. At the heart of the garden is a small above-ground pool (5.63m x 3.52m, 1.24m deep), perfect for refreshing dips on warm days. The garden offers ample space for transforming it into a lush Mediterranean haven, with the added bonus of being a buildable plot (subject to permit approval).

### Spacious Interiors with Endless Possibilities

The south-facing front of the house bathes in natural light, offering a warm and welcoming ambiance. The ground floor features:

A bright entrance hall (3.5 m<sup>2</sup>) leading into a large open-plan kitchen (15.3 m<sup>2</sup>), perfect for hosting and culinary creativity.

A downstairs bedroom (20 m<sup>2</sup>) with two versatile dressing rooms (10.4 m<sup>2</sup> and 8.5 m<sup>2</sup>) and its a complete bathroom with bathtub (7.7 m<sup>2</sup>).

A large renovated and air-conditioned living room (50 m<sup>2</sup>) with a closed fireplace for cozy winter evenings. Glass sliding doors provide access to the courtyard at the back of the house,...

## LOCAL TAXES

Taxe foncière: **967 EUR**

Taxe habitation: **EUR**

## NOTES