

Exceptional Property on 20 Hectares – Near Narbonne



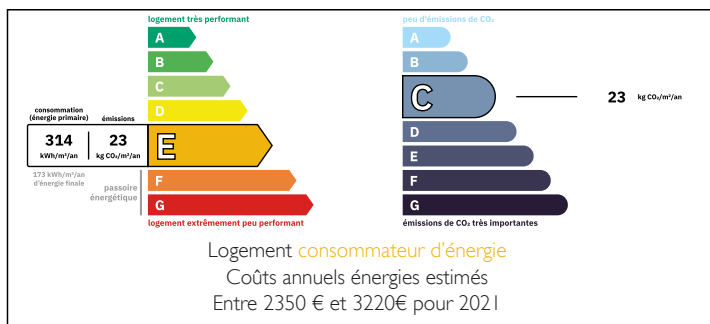
INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	13
Bath:	13
Floor:	1023 m2
Plot Size:	200000 m2

IN BRIEF

Just 20 minutes from Narbonne, in a peaceful and non-floodable environment, this beautiful property located in Ginestas, near the Canal du Midi, offers a unique setting for a hospitality or family project. It includes a renovated main house, 5 guest rooms, a studio, 5 gîtes, a 180 m² reception hall with a catering office, as well as numerous outbuildings to be developed (stables, orangery, stables). Everything is organized around a charming inner courtyard with parking. On 20 hectares of cultivable and irrigated land, the property also features a relaxation area with a secured swimming pool and spa. A rare gem, combining charm, potential, and serenity.

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.



LOCAL TAXES

Taxe foncière: 8000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located just 20 minutes from Narbonne, this magnificent property offers a peaceful and preserved setting, far from flood-prone areas. Close to the Canal du Midi and local amenities, it combines tranquility and accessibility.

Main Features:

Main Residence:

A beautifully renovated master house offering modernity and comfort. The work done on the master house, guest rooms, and gîtes is of high quality, ensuring a modern and comfortable environment.

Guest Rooms:

5 guest rooms and 1 studio, ideal for accommodating guests or generating rental income. Each room is tastefully furnished and offers all the necessary comfort for a pleasant stay.

Gîte Apartments:

5 independent apartments, perfect for tourist stays or seasonal rentals. Each apartment is fully equipped and offers a comfortable and functional living space.

Reception Hall:

A reception hall that meets standards and can accommodate up to 180 people, equipped with a catering office and restrooms. This hall is ideal for hosting events, receptions, or weddings.

Annexes and Outbuildings:

Various annexes (former stables, stables, orangery) offering numerous possibilities for development. These spaces can be transformed according to needs and projects, adding additional value to the property.

Inner Courtyard:

A beautiful shaded inner courtyard, allowing easy access to all buildings and convenient parking. This courtyard is a true asset, offering a pleasant and functional outdoor living space.