

## Historic Luxury Estate with Reception Hall, Pool, 6 Suites, 2 Gîtes, Garage & Parking, Near Narbonne



## INFORMATION

Town:	Boutenac
Department:	Aude
Bed:	9
Bath:	9
Floor:	680 m <sup>2</sup>
Plot Size:	2530 m <sup>2</sup>

## IN BRIEF

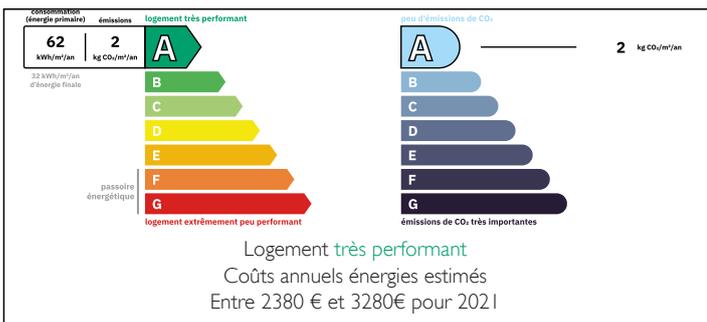
In the heart of the Corbières wine region, this fully renovated estate offers 580 m<sup>2</sup> of living space, including a spectacular 90 m<sup>2</sup> cathedral-style living room with open kitchen, 6 en-suite bedrooms, and two independent gîtes with private terraces.

Designed for hospitality, it features a 100 m<sup>2</sup> reception hall ideal for weddings, events, seminars, or retreats, as well as a fully equipped professional laundry room.

High-end amenities include underfloor heating, full air conditioning, ground-source heat pump, wood stove, solar panels, and excellent energy ratings (A/B). Set on 2,530 m<sup>2</sup> with landscaped gardens, pool, covered terrace, and pétanque court. 253 m<sup>2</sup> garage and parking for 10 cars.

Close to Narbonne, Carcassonne, and the Mediterranean, a rare lifestyle and investment

## ENERGY - DPE



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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 Rare Estate of Elegance and Opportunity in Boutenac

At the heart of the Corbières wine country, surrounded by vineyards and Mediterranean landscapes, this exceptional early 20th-century estate has been fully renovated with great care. Blending historic charm with modern comfort, it offers both a refined family residence and a thriving B&B, gîte, and event business.

From the moment you step inside, the sense of space is striking. A vast, light-filled living area with a cathedral ceiling rising over 7 meters opens onto a contemporary Italian-style kitchen. Large glass doors lead directly to the covered terrace, perfect for long summer evenings overlooking the landscaped Mediterranean garden.

The property has been carefully designed for hospitality. It features a 100 m<sup>2</sup> reception hall, ideal for hosting weddings, private celebrations, seminars, wellness retreats, and creative workshops. A professional back kitchen and a fully equipped laundry room ensure efficient day-to-day operations and make this a turnkey business opportunity.

Comfort is guaranteed with underfloor heating, a reversible ground-source heat pump, wood-burning stove, full air conditioning, and excellent energy ratings (B for electricity, A for gas). Additional features include solar panels, double glazing, electric vehicle charging points, and an automatic irrigation system supplied by a natural water source.

Property layout:

- 90 m<sup>2</sup> main living space with terrace access
- 6 en-suite bedrooms (30 m<sup>2</sup> & 50 m<sup>2</sup>)
- Two independent gîtes (60 m<sup>2</sup> & 80 m<sup>2</sup>) with private terraces
- Professional back kitchen (25 m<sup>2</sup>)
- Fully equipped laundry room
- 100 m<sup>2</sup> reception hall

## LOCAL TAXES

Taxe foncière: **6701 EUR**

Taxe habitation: **EUR**

## NOTES