

Historic Luxury Estate with Pool, Landscaped Garden, 6 Suites, 2 Gîtes, Garage & Parking, Near Narbonne



INFORMATION

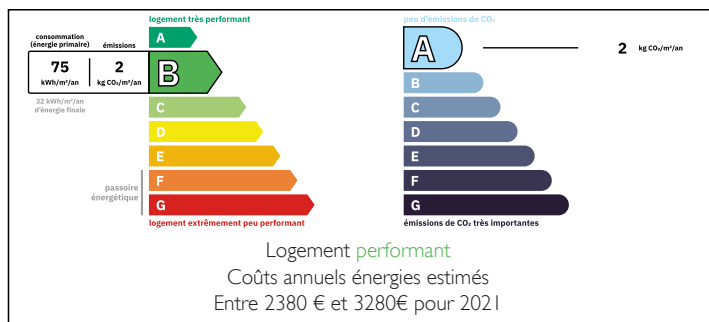
Town:	Boutenac
Department:	Aude
Bed:	9
Bath:	9
Floor:	580 m2
Plot Size:	2530 m2

IN BRIEF

In the heart of the Corbières wine region, this exceptional early 1900s domaine blends character and modern comfort. Fully renovated, it offers 580 m² including a spectacular 90 m² cathedral-style living room with open Italian kitchen, 6 elegant en-suite bedrooms, and two independent gîtes with private terraces. Comfort is assured with floor heating, full air conditioning, ground-source heat pump, solar panels, and excellent energy ratings. On 2,530 m² of landscaped Mediterranean gardens, enjoy a covered terrace, pool with cover, pétanque court, and shaded seating areas. A vast 253 m² garage and parking for 10 cars complete the property.

Ideally located near Narbonne, Carcassonne, and the Mediterranean beaches, this rare estate is perfect as a refined family home, boutique B&B, or inspiring venue for business seminars, yoga retreats, and creative workshops.

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: 6701 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A Rare Estate of Elegance and Opportunity in Boutenac

At the heart of the Corbières wine country, nestled among rolling vineyards and Mediterranean landscapes, stands this exceptional early 1900s domaine — a property that perfectly combines historic charm with modern luxury. Fully renovated to the highest standards, it is not only a refined family residence but also a thriving B&B and gîte rental business, offering both lifestyle and income potential.

From the moment you step inside, the sense of space and light is breathtaking. The vast living room, crowned by a cathedral ceiling rising to over 7 meters, opens onto a contemporary Italian-style kitchen designed for both gourmet cooking and convivial gatherings. Large glass doors lead directly to the covered terrace, where long summer evenings are best enjoyed overlooking the landscaped Mediterranean garden.

This residence has been crafted for comfort: floor heating, reversible ground-source heat pump, wood burner, air conditioning in every room, and first-class energy performance ratings (B for electricity, A for gas). Every detail has been considered — solar panels, double glazing, electric car charging points, and a fully automated irrigation system connected to the garden's own water source.

The Property Layout

Main living space (90 m²): cathedral-style salon with open kitchen and terrace access

6 en-suite bedrooms, each with its own bathroom or shower room (30 m² & 50 m²)

Two fully independent gîtes: each with 2 bedrooms, bathroom, living room, private entrance, and terrace