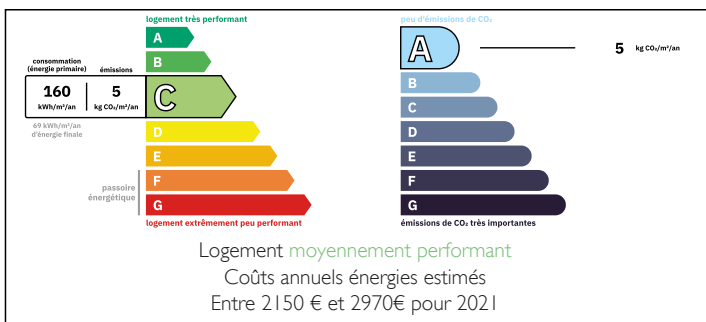


Elegant Villa with Swimming Pool, Wine Cellar, large garden & Magnificent Views in Wine Country



ENERGY - DPE



INFORMATION

Town:	Ornaizons
Department:	Aude
Bed:	4
Bath:	2
Floor:	178 m2
Plot Size:	2280 m2

IN BRIEF

Exceptional villa in the Corbières wine region, just north of Narbonne and within easy reach of beaches and transport links. This beautifully maintained three-bedroom property features magnificent views, a walled Mediterranean garden with irrigation, a striking half-moon design embracing a private swimming pool, spacious living areas, a double garage, a wine cellar, a billiards room, and even a private shooting range. An ideal home for year-round living or as a dream holiday retreat in the South of France.

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: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in the heart of the Corbières, just north of Narbonne and only 30 minutes from the Mediterranean coast, this elegant villa offers the perfect blend of comfort, style, and leisure. Surrounded by vineyards and rolling hills, the property enjoys magnificent panoramic views across the wine country, capturing the very essence of the South of France lifestyle, while remaining close to all major transport connections.

The villa's unique half-moon design curves gracefully around a sparkling swimming pool, creating a natural focal point for outdoor living. The property is enclosed by walls, ensuring privacy, and enhanced by a beautifully landscaped Mediterranean garden, fully irrigated and thoughtfully planted for year-round beauty. The garden and pool terraces are the perfect vantage points from which to take in the sweeping views.

Inside, the house is equally impressive. The bright and open-plan living space combines a living room, dining room, and modern kitchen, with seamless flow for both family life and entertaining. A spacious sunroom provides an inviting winter retreat, with windows that frame the surrounding scenery, making this a home that can be enjoyed in every season.

The villa comprises three generously sized bedrooms, all with built-in wardrobes, providing both comfort and storage. Two of the bedrooms share a family bathroom, while the master suite features a private en-suite and direct access to the garden. A study, a laundry area, and additional functional spaces complete the layout.

Additional features enhance the property: a large double garage, a wine cellar, a billiards and...