

## 245 m Wine Village Home with Large Pool, Garden, 6 Bedrooms, 5 min Narbonne, 20 min Mediterranean Beaches



## INFORMATION

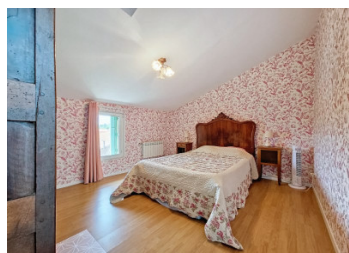
Town:	Montredon-des-Corbières
Department:	Aude
Bed:	6
Bath:	1
Floor:	280 m2
Plot Size:	365 m2

## IN BRIEF

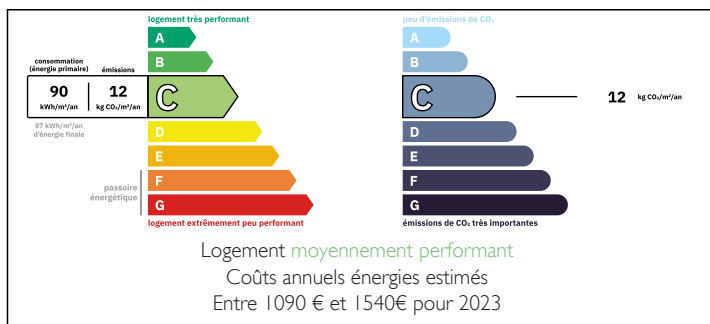
Just 5 minutes from Narbonne and 20 minutes from Mediterranean beaches, this beautifully renovated 19th-century home in Montredon des Corbières combines space, charm, and modern comfort. With 245 m<sup>2</sup> of living space, it is ideal for large families, multi-generational living, or welcoming guests.

The ground floor features a stunning 56 m<sup>2</sup> open-plan living area with fireplace, laundry, WC, and garage. Upstairs offers four bedrooms including a 37 m<sup>2</sup> master suite with dressing and mezzanine, plus a large family bathroom. The top floor adds two further bedrooms and a 38 m<sup>2</sup> games/family room with exposed beams. There is also the possibility to install two additional bathrooms, enhancing comfort and value.

Outside, the landscaped 365 m<sup>2</sup> garden is perfect for summer living, with terraces, pergolas, a barbecue area, a well, garden shed, and a sparkling



## 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 Spacious Family Haven Close Narbonne and the Mediterranean

In the heart of Montredon des Corbières, a picturesque wine village just 5 minutes from Narbonne and 20 minutes from the Mediterranean, stands a beautifully renovated 19th-century home that embodies the best of southern French living.

Here, life follows the rhythm of the sun, the vineyards, and the nearby sea. Whether you dream of family life under the southern light, hosting friends from abroad, or simply enjoying a tranquil retreat, this property offers 245 m<sup>2</sup> of generous living space and a landscaped garden — the perfect blend of history and comfort.

### A Home Made for Living

Step into a welcoming 56 m<sup>2</sup> open-plan living space, where the lounge, dining area, kitchen, and fireplace create a warm and elegant heart of the home. Sunlight streams through garden-facing windows, inviting you to enjoy both indoor and outdoor living.

The house is perfectly suited for large families, multi-generational living, or receiving guests — with room for everyone to gather, yet also space to retreat. On the first and second floors, the generous layout also offers the possibility to create two additional bathrooms, should you wish to increase comfort and privacy for family or guests.

### Layout Overview

Ground floor:

Entrance hall

Open-plan living/dining/kitchen (56 m<sup>2</sup>) with fireplace

WC (1.26 m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: 1830 EUR

Taxe habitation: EUR

## NOTES