

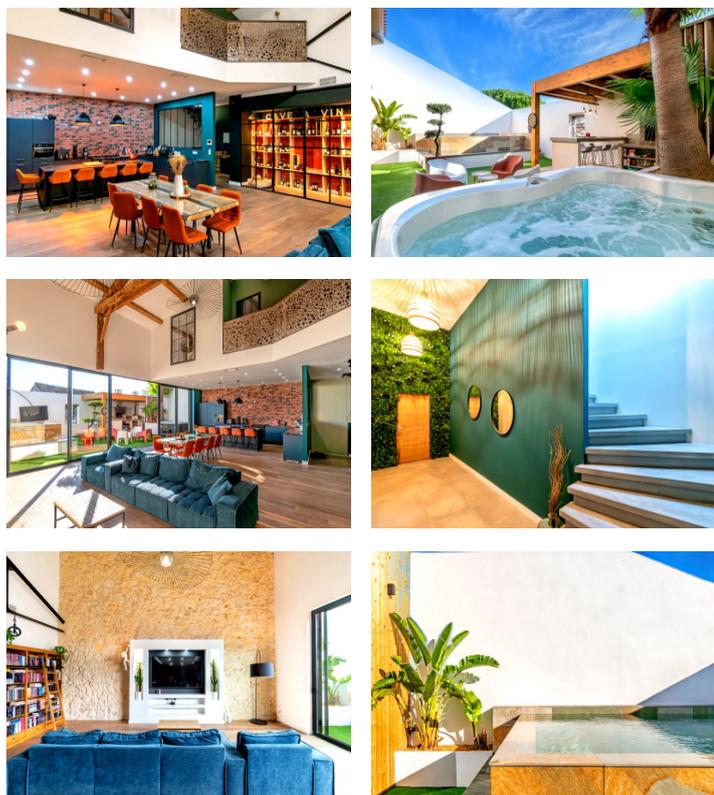
Stunning contemporary loft in converted wine cellar with pool and huge garage – 10 min from Narbonne



EXCLUSIVE

INFORMATION

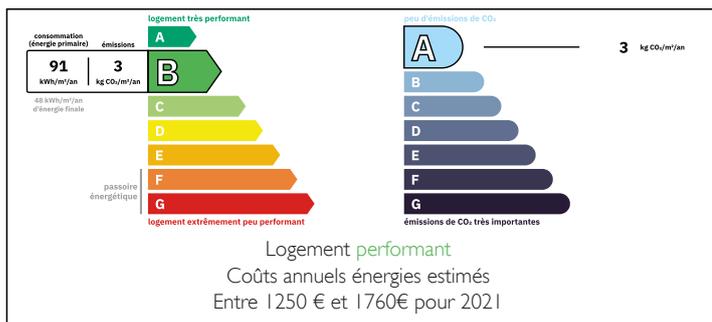
Town:	Coursan
Department:	Aude
Bed:	4
Bath:	2
Floor:	200 m ²
Plot Size:	235 m ²



IN BRIEF

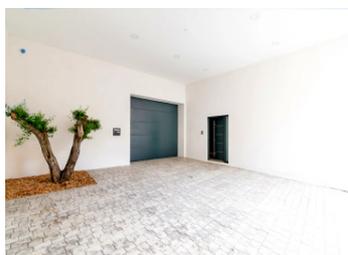
This spectacular contemporary home was created by transforming a former wine cellar into a unique architect-designed loft. The result is an extraordinary living space of over 200 m² centred around a breathtaking 75 m² cathedral-style living room. Renovated between 2021 and 2024, it combines industrial heritage with refined design. Instead of a traditional garden, the house offers a large private terrace of around 100 m² with heated infinity pool, jacuzzi and outdoor kitchen – designed for outdoor living. Four bedrooms including a master suite, a wine cellar and a utility room complete this unique property. The exceptional 150 m² garage offers space for several vehicles and could also serve as a workshop, studio or gallery. Coursan is a lively village just 10 minutes from Narbonne and 25 minutes from the Mediterranean beaches. Perfect for design lovers, families,...

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

Hidden on a peaceful one-way street in the heart of Coursan, this exceptional home combines industrial heritage with modern elegance. Once an old wine remise, it has been completely transformed between 2021 and 2024 into a stunning contemporary residence, blending volume, light, and refined materials — all with the convenience of village life.

As you arrive, a large paved entrance atrium (65 m²) sets the tone — a stylish covered space where several cars can park comfortably. It leads directly to a spectacular 150 m² garage with soaring ceilings, ideal for a workshop, collector's space, or even a creative studio. At the back, a peaceful 70 m² garden (partly covered) offers an intimate outdoor retreat and the potential to add a studio or home office — a perfect complement if the garage serves as a workspace or atelier.

To the right of the entrance, the front door opens onto a dramatic hall (17 m²), where the double-height ceiling and contemporary décor immediately impress. A wide staircase leads upstairs to the living areas. From the landing (10 m²), you step into a breathtaking 75 m² open-plan living room and kitchen with cathedral ceilings — a luminous space featuring oak flooring, exposed beams, stone walls, and expansive glass doors that open to the terrace.

The large bay windows open generously, creating a wide and seamless transition to the southeast-facing 100 m² terrace. Here, you'll find a heated saltwater overflow pool (3.5 × 2.5 m), a jacuzzi, and a fully...

LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES