

Character Property with Guest House, River Access, Panoramic Views & Tourism Potential - 35 min
Narbonne



INFORMATION

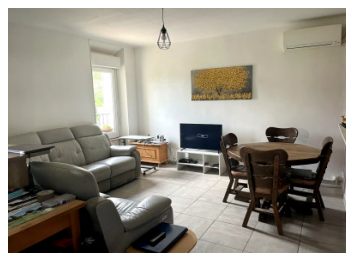
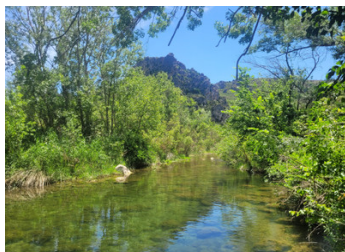
Town:	Villesèque-des-Corbières
Department:	Aude
Bed:	9
Bath:	11
Floor:	360 m2
Plot Size:	11900 m2

IN BRIEF

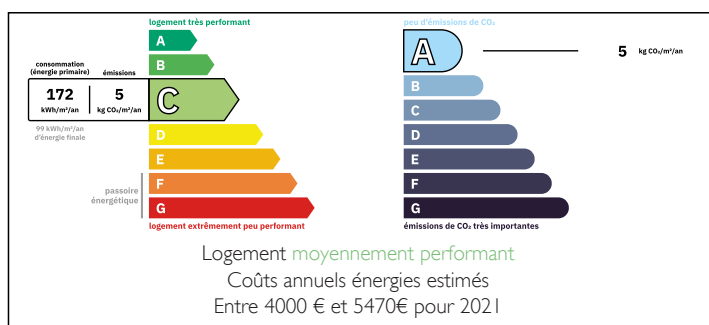
Located on the popular Corbières wine route, at the gateway to the Narbonne Regional Natural Park, this former railway property enjoys a stunning setting surrounded by vineyards, rivers and dramatic gorges. Offering approximately 360 m² of accommodation, the property includes a main 3 bedroom apartment, 4 ensuite guest rooms, a private bedroom suite, former restaurant space, terrace areas, jacuzzi, garage and a barn with further development potential.

Set on 1.2 hectares with gardens, paddocks and direct river access for swimming, the property also benefits from reversible air conditioning, solar photovoltaic panels, a thermodynamic water heater, well water and ample parking.

Previously operated as a hotel, chambres d'hôtes and café, it is ideally suited for hospitality, tourism, wellness or food service projects, while also offering



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

Set on the popular Corbières wine route, on the edge of the Narbonnaise Regional Natural Park, this unique property enjoys a spectacular setting surrounded by vineyards, rivers and dramatic limestone gorges. Popular with walkers, cyclists and wine tourists, the area offers an authentic southern French lifestyle while remaining within easy reach of Narbonne (25 minutes), Mediterranean beaches (35 minutes), and the international airports of Carcassonne, Perpignan and Montpellier.

Originally a railway property, this distinctive building has been thoughtfully converted to provide approximately 360 m² of versatile accommodation. Combining historic character with modern comforts, it has previously operated as a chambres d'hôtes, hotel and café, while also offering the flexibility of a spacious private residence.

LOCAL TAXES

Taxe foncière: **2860 EUR**

NOTES

Property Layout

Ground Floor
Former Restaurant Space

Bright south-facing lounge
Kitchen area
Large multipurpose room
Suitable for a café, snack bar, restaurant, wellness space or reception area (subject to permissions)
WC and disabled access WC

First Floor
Spacious living and dining areas
Fully equipped kitchen
3 bedrooms
Bathroom
Laundry room

Independent Bedroom Suite
Private entrance
Bedroom
Dressing room
Bathroom