

18th-century maison de maître with gîte, apartment and heated pool, 16 mins from Narbonne

EXCLUSIVE

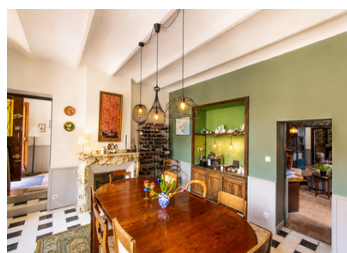


INFORMATION

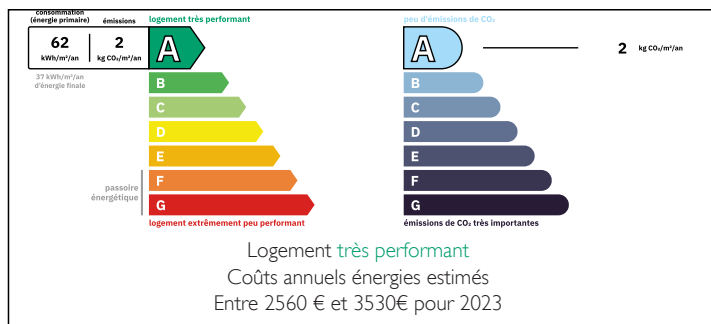
Town:	Raissac-d'Aude
Department:	Aude
Bed:	7
Bath:	6
Floor:	473 m2
Plot Size:	611 m2

IN BRIEF

Just 16 minutes from Narbonne, this elegant maison de maître, built around 1760, was fully renovated in 2018 while preserving its original character, including high ceilings, wide hallways and a striking Art Deco staircase. It offers 7 bedrooms and 6 shower rooms, including a self-contained first-floor apartment, plus an independent 2-bedroom gîte with separate access from both the street and garden. Ideal as a substantial family home, multi-generational property or chambres d'hôtes with rental income. The Mediterranean garden features automatic irrigation, a heated 7.5 x 3.75 m pool, pergola and heated outdoor shower. Modern comforts include ducted reversible air conditioning, double glazing, fibre internet, programmable pellet stove, 30 photovoltaic panels and a carport. Peaceful village with shop, bread collection, restaurant, post office and bus to Narbonne.



ENERGY - DPE



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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

There are houses you visit. And there are houses that immediately make you slow down. As you walk through the gate, the bustle of everyday life fades away.

Olive trees cast soft shadows across the stone terraces, jasmine perfumes the warm summer air and the heated swimming pool shimmers between palms, oleanders and climbing bougainvillea. It is hard to believe that Narbonne, with its restaurants, boutiques, TGV station and Mediterranean lifestyle, lies just sixteen minutes away.

Built around 1760 for one of the village's wealthiest families, this remarkable residence reflects more than two and a half centuries of French history. The generous reception rooms still speak of its original elegance, while the magnificent Art Deco staircase, added around 1940, marks another fascinating chapter in the home's evolution. Upstairs, the staff were once accommodated beneath the roof, while the building that is now the independent gîte originally served as accommodation for seasonal vineyard workers. Even today's peaceful garden once formed the family's horse paddock.

The current Dutch owners carried out an extensive renovation in 2018, introducing every modern comfort with great sensitivity. Ducted reversible air conditioning, photovoltaic panels, fibre internet, a heated swimming pool and excellent insulation now combine effortlessly with the authentic character that makes this property so special.

Today this period home offers exceptional flexibility. It works equally well as an elegant family residence, a successful chambres d'hôtes, a multi-generational home or a combination of private living with independent rental accommodation.

A GARDEN THAT FEELS LIKE A MEDITERRANEAN...

LOCAL TAXES

Taxe foncière: 5500 EUR

NOTES