

5-bed villa with pool & panoramic views in gated Durban-Corbières domaine, near Mediterranean coast



INFORMATION

Town:	Durban-Corbières
Department:	Aude
Bed:	5
Bath:	2
Floor:	159 m2
Plot Size:	564 m2

IN BRIEF

Set in a private gated domaine in Durban-Corbières, this competitively priced 5-bedroom, 2-bathroom villa with swimming pool offers excellent value for its size, setting and panoramic views.

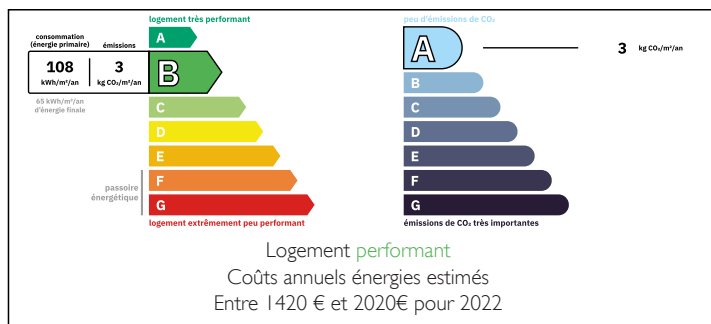
The spacious living room overlooks the pool, château, village and Corbières countryside. The master bedroom opens onto a sunny terrace, and all rooms benefit from air conditioning.

Outside is a private swimming pool, sun terrace, shaded dining/seating area, low-maintenance garden, garage and private parking.

The property combines a peaceful hillside setting with easy access to the village and its amenities. The Mediterranean coast is around 30 minutes away, Perpignan Airport about 45 minutes, and Carcassonne and its airport around 1 hour.



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.



LOCAL TAXES

Taxe foncière: 3260 EUR

NOTES

DESCRIPTION

Durban-Corbières is a traditional wine-producing village in the heart of the Corbières, surrounded by vineyards, hills and Cathar-country landscapes. The village offers everyday amenities including a supermarket with fuel, bakery, pharmacy, restaurants, sports facilities and local services, as well as walking and cycling routes. Mediterranean beaches around Leucate are approximately 30 minutes away, Narbonne around 30–35 minutes, Perpignan around 45–50 minutes and Carcassonne under an hour by car.

The property is located within a secure gated residence of similarly styled villas, occupied by a mix of permanent residents and second-home owners. It enjoys a private, sheltered position with panoramic views over the surrounding countryside, village and château.

Entrance through to:

Open-plan living/dining area of approximately 40 m² with exposed-beam ceiling, wood-burning fireplace and panoramic views across the terrace and swimming pool towards the château and surrounding hills.

Traditional-style kitchen of approximately 20 m², fully fitted and equipped.

Laundry/utility room.

Steps lead down to a lower level offering potential to create a separate annexe:

Bedroom 1 – approximately 14 m², opening directly onto the terrace and pool area.

Bedroom 2 – approximately 10 m², also opening onto the terrace and pool.

Bedroom 3 – approximately 11 m².

Shower room with WC.

Garage – approximately 25 m² with electricity and water.

First floor:

Bedroom 4 – approximately 16 m² including built-in