



## Maison de Maître,

11100, Aude, Occitanie

# €795,000

Ref: 2457

\* Available \* 4 Beds \* 1 Bath

Authentic 19th Century Maison de Maître with 4 bedrooms plus 3 Gîtes with 4, 2 and 1 bedroom, 424m<sup>2</sup> living space, games room, BBQ lounge, heated indoor pool, terraces, 2 garages, workshop, 1916m<sup>2</sup>...

## Property Description

Built in 1805, this charming property is located in the heart of a village with all amenities, in a very quiet location what is very exceptional, in the greater Narbonne area, Languedoc Roussillon, Occitanie, South of France. Passing a large wrought iron gate, a mature garden with many flowers, a pond and various citrus trees are surprising the visitor. A large staircase with a banister covered in flowers and the air full of sweet honey taste, leads up to a large terrace overlooking the garden. From here is the access to the main house and the BBQ-lounge with sliding doors all long. The main house offers 4 bedrooms and an attic to convert. In an independent dwelling are the 3 Gîtes with each independent access, a large games room and at the far end is the heated indoor swimming pool. The mature garden, entirely walled, is accessible for everybody and offers various places to hide away. Plenty of storage space, an atelier and 2 large garages complete this property. Definitely a visit is a MUST.

**Description of the buildings**

The property offers in total 424m<sup>2</sup> of living space.

**Maison de Maître** The main house offers 224m<sup>2</sup> of living area on 2 floors and about 100m<sup>2</sup> convertible.

**Ground floor:** 2 garages and a workshop

**1st floor:** access by the featured stairs leading to a large terrace 45m<sup>2</sup>, access to the BBQ-Lounge 30m<sup>2</sup> Entrance hall, to the left lounge and dining area with fireplace with a part an open mezzanine, from there access to a fully equipped kitchen; from the entrance to the right is a library or TV lounge, at the back an office and a shower room with WC

**2nd floor:** landing 13m<sup>2</sup>, master bedroom 26m<sup>2</sup> with shower room, WC and dressing; mezzanine with sitting area, 2 bedrooms 18 and 15m<sup>2</sup>, bathroom with WC

**3rd floor:** about 100m<sup>2</sup> convertible

**Gîte #1** 50m<sup>2</sup> 1 bedroom Fully fitted kitchen, dining and lounge 33m<sup>2</sup> all open, bedroom and shower room with WC

**Gîte #2** 53m<sup>2</sup>, 2 bedrooms Fully fitted kitchen, dining and lounge 30m<sup>2</sup> all open, bedroom, shower room and WC, upstairs bedroom, bathroom and WC

**Gîte #3** 97m<sup>2</sup>, 4 bedrooms Fully fitted kitchen, dining and lounge 48m<sup>2</sup> all open, bedroom, bathroom and WC, bedroom, WC

**Upstairs** 2 bedrooms with each a shower room

**Gamesroom** 54m<sup>2</sup> Building with Indoor swimming pool and terrace 70m<sup>2</sup> Heated Pool 8,5m x 5,5m with counter current, entirely tiled, heated by solar panels and town gas, terrace with sliding bay windows

**Outbuildings** Garage 53m<sup>2</sup> Garage 47m<sup>2</sup> Workshop 50m<sup>2</sup> Storage rooms 50m<sup>2</sup>

Stone building to renovate entirely over 2 levels with a potential living space of 43m<sup>2</sup>

**Grounds** The total size of the plot is 1916m<sup>2</sup> and a stone wall with the large gate encloses the property. Old trees mixed with Mediterranean bushes and plenty of flowers make the place very welcoming and privacy is granted. A fish pond and the own mandarins, oranges, lemons and figs are part of the joy of the Southern French life style.

**General Condition**

The Maison de Maître benefits from town gas central heating, windows are partly in single glazed wood and others in PVC double glazed. The Gîtes have double glazed PVC wood imitation windows. At the moment they are only used during the season. It would be easy to get the gas central heating installed in the Gîtes to extend the season.

**Comments** An unusual property sitting in the old center of a village, very quiet and only a few steps from all amenities and restaurants. In a short driving distance is Narbonne and a bit further the Mediterranean sea. The letting business gives a good income and could easily be extended with a longer open period, even all year round. A good opportunity for a change of life style in a sunny pleasant climate.

## Gallery

