

## FOR SALE: Imposing Maison de Maître near Narbonne, Aude Languedoc Roussillon



### HIGHLIGHTS:

- Large, very private 19th century property in a friendly village with amenities, 15 minutes from Narbonne and 35 minutes from "blue flag" Mediterranean beaches
- 360m of fully renovated living space on two floors – new electrics, central heating, bathrooms / showers
- 5 large (16m – 25m<sup>2</sup>) bedrooms (2 en-suite), bathroom, 2 reception rooms, kitchen, utility
- Fully enclosed swimming pool 10X5 with summer kitchen and abri
- House surrounded on all sides by the fully enclosed, easily maintained garden of 2,750m<sup>2</sup> with an automatic watering system
- Separate, fully renovated 65m<sup>2</sup> two bedroom apartment can provide business income
- Potential for further development - 280m<sup>2</sup> of outbuildings, plus another 180m<sup>2</sup> on top floor of house (room for 5 further bedrooms and bathroom)

### OPPORTUNITY:

Currently it is used as a spacious family home where we have been able to integrate in village life. Although it is in the village, the grounds are extremely private. The apartment in an adjoining building has very successfully provided rental income and when not rented, has proved useful when having extended family living or staying on long visits.

Both the house and apartment were rented by the week by the previous owners. In their current state they could provide a weekly income easily in excess of 3500 euros in peak season. It is rare to find this style of property to rent by the week.

Due to its size and the outbuildings, we believe that this property could lend itself to becoming a centre for activity holidays with accommodation included. For example, providing painting or photography courses with a studio in the barn and accommodation in the house, or cycling holidays. With some non-structural work on the top floor, at least 5 bedrooms could be added, providing 10 in all, leaving the self contained 2 bedroom apartment for owner's accommodation.

Being within 3km of the rue nationale, it would be viable as a B&B.

This is a great opportunity to purchase a large family home which is already renovated yet has potential for further development, if desired and the ability to immediately generate an income.

**MAISON DE MAITRE Ground Floor (180 square metres):**

Both front and rear entrances to the house have large, imposing and heavy wooden doors which take you in respective front or rear entrance vestibules.

The hallway floor is tiled and the walls have been professionally decorated to reflect the faint design of the original wallpaper but in a distressed paint effect

**The 'little' salon:**

Located at the front of the house and hence facing south, this room features two large windows overlooking the front lawn and plane trees. It has retained its beautiful plaster ceiling, Louis 15<sup>th</sup> fireplace and original floor tiles.

A wood burning stove has been installed and although not included in the sale, may be by separate negotiation.

**Salon / Dining Room:**

The room has two large windows to the front, as well as an external door to the side lawn. There is a substantial and solid open fireplace, with large oak mantelpiece.

**Kitchen:**

The kitchen includes a variety of cupboards, a walk in pantry, double butler style sink, large oven and plumbing for a dish washer.

In the corner is a chimney where we have installed a wood-burning stove (not included in the sale, may be by separate negotiation).

**Utility Room:**

Contains a fully functioning 4 ring gas hob and double butler style sink. There is plumbing for a washing machine and space for a variety of 'white goods' appliances.

**First Floor:**

With the exception of the family bathroom, all of the first floor retains the original tomette tiles.

There are a total of 5 bedrooms on this floor, 2 of which are ensuite. The original fireplaces are still in place and many of the bedrooms have large walk in wardrobes. The bedrooms are between 16 and 22 square metres in size.

**Family Bathroom:**

Re-done in 2004 and comprising a white suite of sink, WC and bath with shower attachment. Heated towel rail.

The large winding staircase continues on up to the second floor which is currently used as loft space. As with the other two floors, there is 180 square metres of space available.

**Separate Apartment:**

Currently the apartment is available for short term lets over the year and is very successful. It is approximately



65 square metres in size and have 2 bedrooms, a shower room and open plan kitchen, sitting / dining room.

**Garden and Outbuildings:**

The house is set on a plot of 2,750 square metres and garden surrounds the house on all 4 sides. The garden is laid to lawn on three sides with borders in some areas and a selection of shrubs, trees and fruit trees.

Additionally there is a vegetable garden to the side of the main lawn with two producing olive trees.

**Swimming Pool:**

Measuring 10 metres by 5 metres the pool was installed in 1999 and is made of concrete. It was re-painted in 2006.

**Location:**

The house is located on the edge of Raissac d'Aude - 15 minutes from the centre of Narbonne, 45 minutes from Carcassonne and Beziers and 35 minutes from a selection of "Blue Flag" Mediterranean beaches. The Canal du Midi is 5km away – easily reached by bike for cycle rides or walks. The market town of Lezignan Corbieres is 15 minutes away.



**Access:**

By Road

The house is less than 15 minutes from both the A61 and the A9 motorways

By Air

The house is well served by the following 6 international airports  
Carcassonne and Perpignan: 40 minutes, Toulouse and Montpellier: 75 minutes and Nimes and Girona (Spain): 90 minutes.

By Rail

Narbonne is on the main high speed rail network (TGV)

Bus

There is a limited bus service from the village.

**House Utilities:**

Drainage:	Mains	Boiler:	Oil
Water:	Mains	Gas hobs:	Supplied by bottle
Electricity:	Mains		

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**Price and Contact Details:**

**Price:** 615,000 euros excluding notaires fees

**Viewings:**

To view the property please contact the owners either by telephone or email:

Richard and Mandy Knight - [maison@marsbrook.com](mailto:maison@marsbrook.com)

Web site: <http://www.maisonaide.com/>

Tel: 00 33 4 68 90 41 13 (or if calling from within France 04 68 90 41 13)