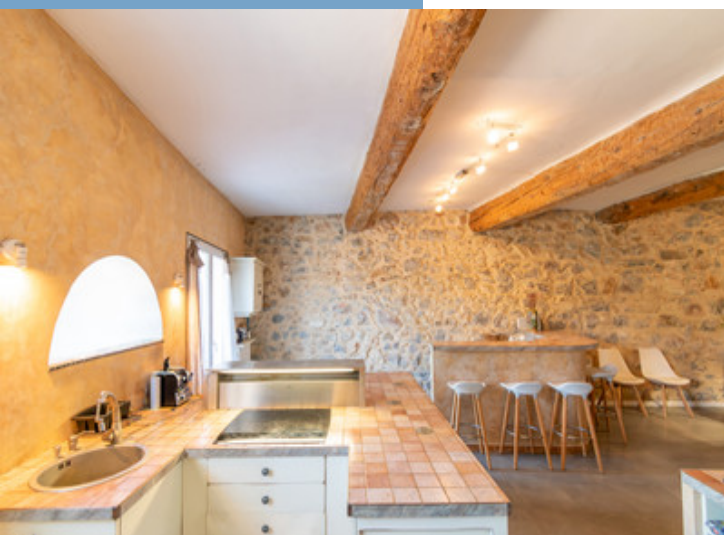




EXCEPTIONAL CHARACTER PROPERTY WITH  
APARTMENT AND STUDIO, PRIVATE SPA AND  
GARDEN NEAR MEDITERRANEAN BEACHES

EXCEPTIONAL  
CHARACTER PROPERTY  
WITH APARTMENT AND  
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GARDEN NEAR  
MEDITERRANEAN ...



## PROPERTY FACT FILE

REFERENCE	A30392CSTII
PRICE	€ 649,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	337 m <sup>2</sup>
LAND	300 m <sup>2</sup>
TOWN	La Palme
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Prime Coastal Village Home with Elevator
- With Independent Studio and Separate Apartment
- Large Indoor Jacuzzi, Peaceful Walled Garden
- Multiple Terraces and Outdoor Kitchen
- Exceptional Restoration and Character

EXCEPTIONAL  
CHARACTER PROPERTY  
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STUDIO, PRIVATE SPA  
AND GARDEN NEAR  
MEDITERRANEAN ...  
Ref : A30392CST11

Located in the charming village of La Palme in southern France, this stunning 337m<sup>2</sup> village house with elevator has been beautifully restored with preserved original features like high-beamed ceilings, stone walls, and hardwood floors. Perfectly set in a sunny coastal area, it's minutes from Mediterranean beaches, the village of Leucate, and

## DESCRIPTIF

Charming Village House with Modern Comforts and Idyllic Surroundings in La Palme, South of France

Welcome to an extraordinary village house in the heart of the sunny South of France, located in La Palme, a picturesque coastal village in the Aude department. This beautifully renovated home, boasting 337m<sup>2</sup> of living space, seamlessly combines the charm of traditional French architecture with the conveniences of modern living. The careful restoration has preserved the property's authentic character, featuring high-beamed ceilings, original stone walls, and stunning hardwood floors.

Just a ten-minute stroll from all amenities and a short drive to the Mediterranean beaches and lagoons, this home provides easy access to the nearby village of Leucate, renowned for its natural beauty and watersports, and the historic city of Narbonne, with its Roman heritage, only 35 minutes away.

The home itself offers a unique and flexible layout, ideal for families, multi-generational living, or for use as a holiday rental property. In addition to the main residence, there is a separate 30,5m<sup>2</sup> studio with its own entrance and bathroom on the ground floor, and a 42m<sup>2</sup> apartment with a spacious bathroom of 6.9m<sup>2</sup>. Each living area allows for privacy and independence, making it possible to rent the property in whole or in part while still maintaining separate, self-contained spaces. The highlight of the property is its beautifully designed Zen-inspired space, which features a large, private j

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30392CST11>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

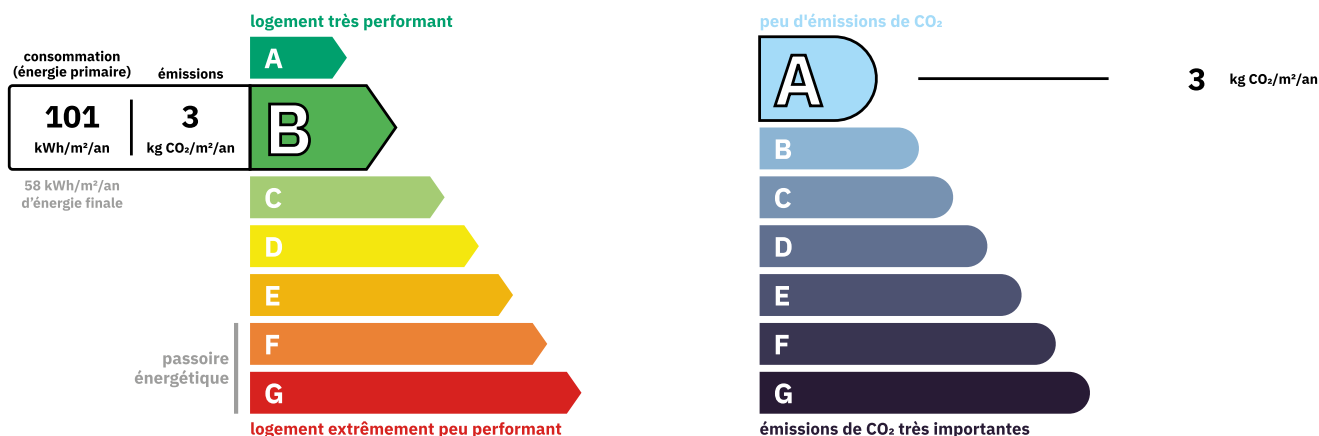
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

EXCEPTIONAL CHARACTER  
PROPERTY WITH APARTMENT  
AND STUDIO, PRIVATE SPA  
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Efficient**  
Estimated annual energy costs  
between 2240 € and 3100€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A30392CST11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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