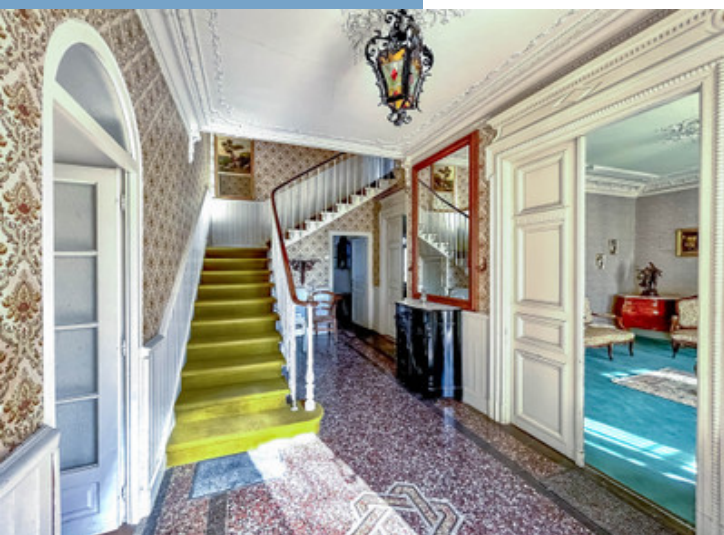




## ELEGANT 19TH-CENTURY MAISON DE MAÎTRE WITH GUEST HOUSE AND CANAL VIEWS



ELEGANT 19TH-CENTURY  
MAISON DE MAÎTRE WITH  
GUEST HOUSE AND  
CANAL VIEWS...



## PROPERTY FACT FILE

REFERENCE	A35594LISI I
PRICE	€ 740,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	399 m <sup>2</sup>
LAND	1881 m <sup>2</sup>
TOWN	Lézignan-Corbières
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	River Frontage, Character property, Riverside
*Price based on current exchange rate which is subject to change	





ELEGANT 19TH-CENTURY  
MAISON DE MAÎTRE WITH  
GUEST HOUSE AND  
CANAL VIEWS...

Ref : A35594LISI

19th-century mansion by the Canal du Midi, rare Chauffrey stained glass, period conservatory, guest house, full of charm and potential.

## DESCRIPTIF

Located in a peaceful setting by the Canal du Midi, this elegant 19th-century Maison de Maître offers 327 sqm of living space, beautifully extended over time, and includes a separate 72 sqm guest house — perfect for hosting or seasonal rental.

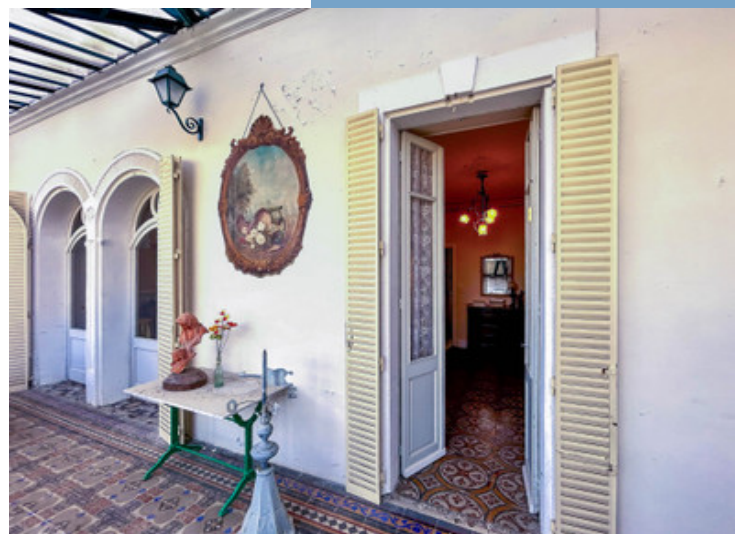
The main residence is rich in authentic character: high ceilings, original moldings, marble fireplaces, parquet floors, and most notably, stained-glass windows signed by renowned Bordeaux artist Edmond Chauffrey (1843–1926). These rare artistic pieces depict naturalist scenes — flowers, birds, butterflies — and reflect the refined decorative arts of the late 1800s.

The living areas are spacious and light-filled, featuring multiple lounges, an elegant dining room, a home office, a family-style kitchen, and a charming period conservatory. This glass and wrought-iron veranda, with its vintage tile floor, offers a bright and tranquil atmosphere all year round — ideal as a sunroom, reading nook, or garden lounge.

Upstairs, you'll find six bedrooms, two bathrooms, and an additional upper level that could easily be converted to create extra living space, studio, or guest suites.

Set on a beautifully landscaped 1,800 sqm plot with direct access to a walking path along the canal, the property offers a rare blend of privacy and charm. Just a short walk away, you'll find a quaint canal port with a restaurant, perfect for a glass of wine as the boats pass by.

Ideally located near Narbonne, Minerve, Le Somail, Bize-Minervois et L



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35594LISI>

COMPLETE FILE AND PHOTO ON REQUEST

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

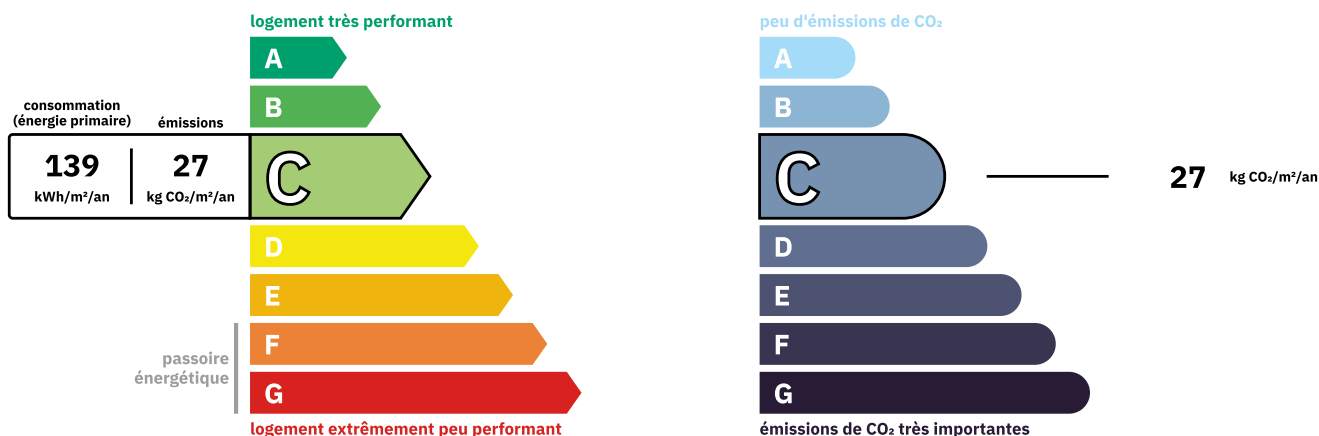
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

ELEGANT 19TH-CENTURY  
MAISON DE MAÎTRE WITH  
GUEST HOUSE AND CANAL  
VIEWS...

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

Ref : A35594LISI I

## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 4942 € and 6686€ for 2023

## NOTICE

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

I: 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 :A35594LISI I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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)