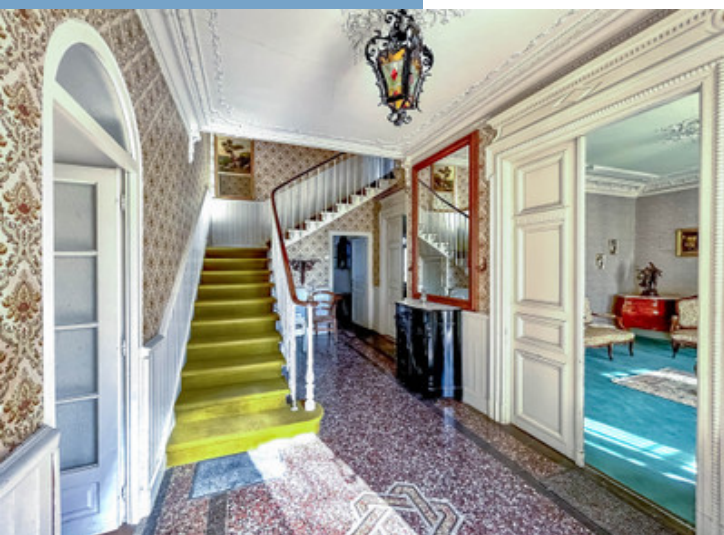




ELEGANT 19TH-CENTURY MAISON DE MAÎTRE WITH GUEST HOUSE AND CANAL VIEWS

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



PROPERTY FACT FILE	
REFERENCE	A35594LISI I
PRICE	€ 630,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	399 m ²
LAND	1881 m ²
TOWN	Lézignan-Corbières
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	River Frontage, Character property, Riverside
<small>*Price based on current exchange rate which is subject to change</small>	





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CANAL VIEWS...

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Elegant 1850 maison de maître of 327 m² along the Canal du Midi, with a separate 3-room guesthouse (72 m²). High ceilings, original parquet, marble fireplaces, and stained glass by Edmond Chauffrey create timeless charm. Reception rooms include lounges, dining room, study, family kitchen, and a stunning jardin d'hiver. Upstairs: 6

DESCRIPTIF

Nestled in a lush setting along the tranquil banks of the Canal du Midi, this elegant 1850s maison de maître exudes the timeless charm of 19th-century French bourgeois living. Beautifully extended over the years, the home now offers 327 m² of living space, complemented by a fully independent 3-room guesthouse (72 m²).

From the moment you step inside, the atmosphere enchants: high ceilings, original parquet floors, ornate mouldings, marble fireplaces — and most striking of all, the exquisite stained-glass windows created by renowned Bordeaux master glassmaker Edmond Chauffrey (1843–1926). Delicate depictions of flowers, birds, and butterflies bring art and light into every corner of the home.

The ground floor features luminous reception rooms, multiple lounges, an elegant dining room, a home office, a family kitchen, and a magnificent period jardin d'hiver — a wrought iron conservatory opening onto the garden, perfect as a reading room or relaxing retreat in every season.

Upstairs, six bedrooms offer views of the garden or the canal, along with two bathrooms. The top floor remains partially convertible, presenting exciting potential.

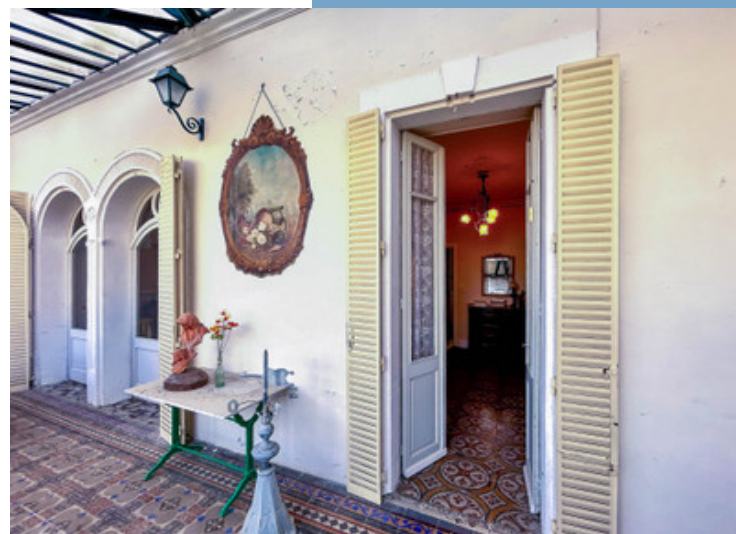
The 1,800 m² garden is filled with mature trees and enjoys direct access to a peaceful canal-side path. Just steps away, a quaint port for barges with a charming restaurant adds to the idyllic atmosphere.

Close to Narbonne, Minerve, Le Somail, Bize-Minervois, and Lézignan-Corbières, this property is ideal as a refined family hom

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

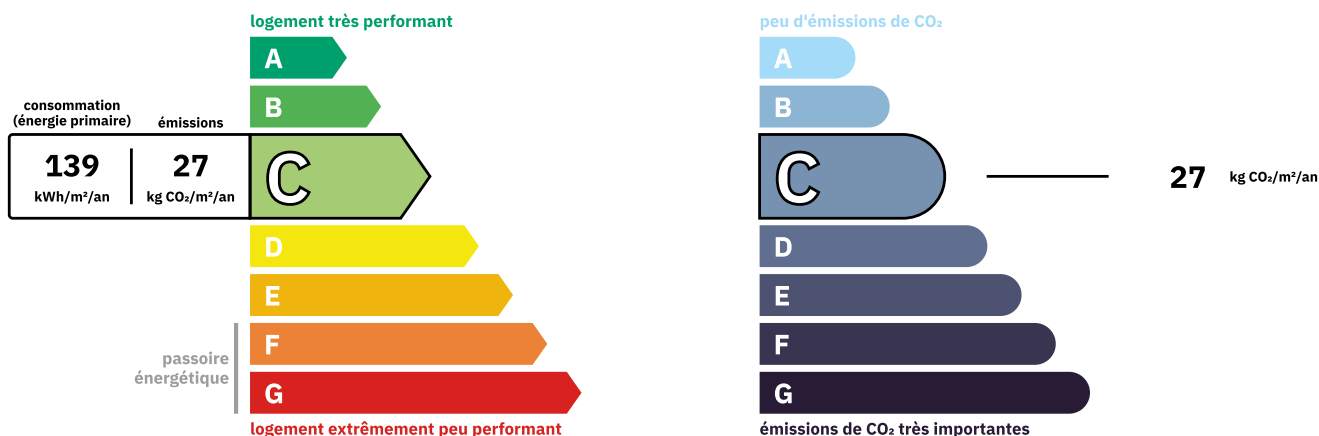
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MAISON DE MAÎTRE WITH
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VIEWS...

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

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