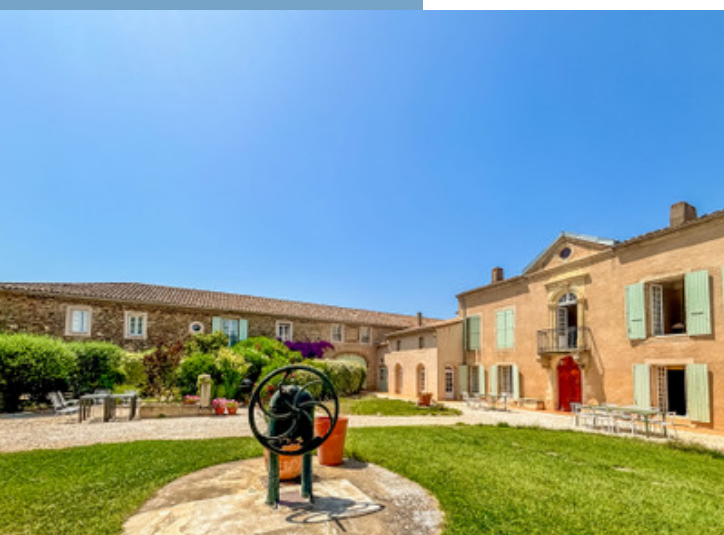




EXCEPTIONAL PROPERTY NEAR THE CANAL DU MIDI



PROPERTY FACT FILE	
REFERENCE	A38142PIC11
PRICE	€ 1,495,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	25
BATHROOM	16
ACCOMMODATION	1000 m ²
LAND	4379 m ²
TOWN	Saint-Nazaire-d'Aude
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Charming house
- High-quality renovation
- Listed park
- Location
- Volume and potential

EXCEPTIONAL PROPERTY
NEAR THE CANAL DU
MIDI...

Ref : A38142PIC11

Discover a superb 19th-century residence, fully renovated, nestled in the heart of Saint-Nazaire-d'Aude. This property offers 10 lodgings totaling 25 rooms, each with private terraces. With over 1000 m² of living space and surrounded by a classified park, this house is a rare opportunity to own a residence that combines historical charm and

DESCRIPTIF

This elegant property, located in Saint-Nazaire-d'Aude, is a true architectural gem of the 19th century. Meticulously renovated, it combines the charm of yesteryears with modern comfort across a living space of over 1000 m². The house features 10 lodgings totaling 25 rooms, each equipped with private terraces. These private outdoor spaces allow residents to fully enjoy their privacy and the surrounding lush environment.

This successful and prosperous configuration opens the door to various possibilities. Whether for continued use as is, transforming the property into a sumptuous family home, or using it for activities such as seminars or retreats, the options are vast and promising.

Just five minutes from the famous site of Le Somail and in close proximity to Narbonne, this residence benefits from an ideal location, close to amenities while being away from the hustle and bustle. The vast interior spaces allow for great freedom in layout, while the surrounding classified park adds a touch of prestige to the whole.

This property is a unique opportunity for those seeking an exceptional primary or secondary residence, combining history, character, and modernity, with potential for use in various sectors, be it hospitality, events, or as a family residence.

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

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A38142PIC11>

COMPLETE FILE AND PHOTO ON REQUEST

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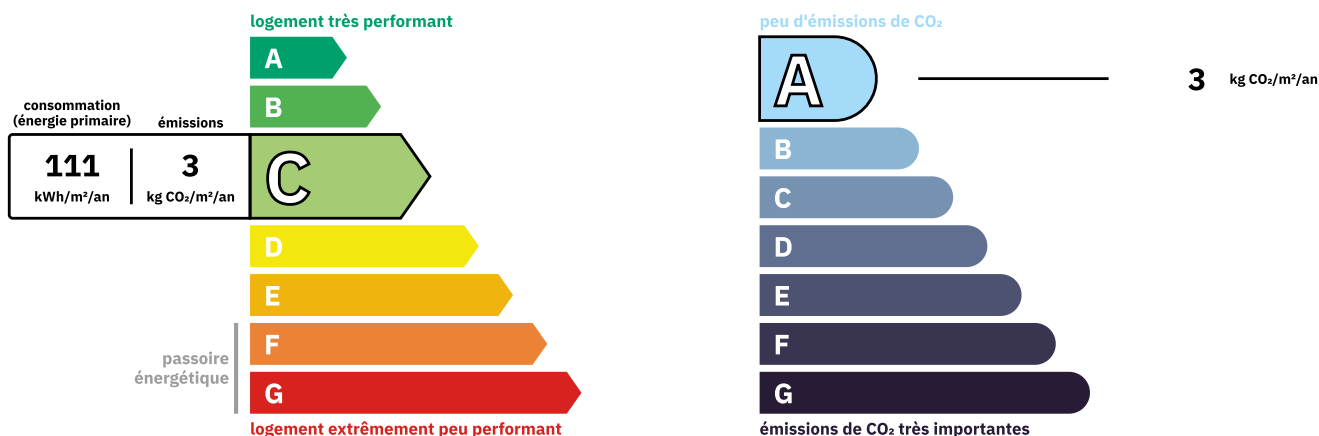


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Ref : A38142PIC11

ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 520 € and 740€ 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 : A38142PIC11
FILE COMPLETE
AND PHOTOS
ON REQUEST

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