LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



IMPRESSIVE 460 M² CHARACTER PROPERTY WITH SEPARATE 4-BED GÎTE, POOL AND GARDEN NEAR NARBONNE

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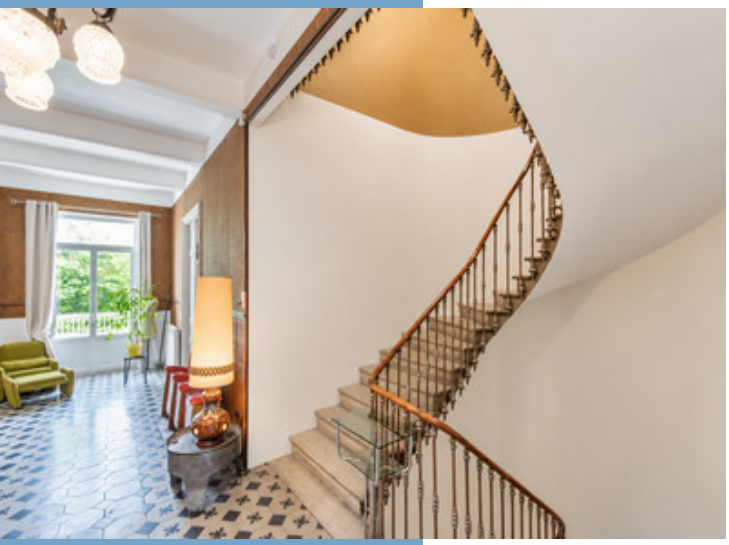




PROPERTY FACT FILE

REFERENCE	A38253JAV11
PRICE	€ 624,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	460 m²
LAND	1344 m²
TOWN	Canet
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- 5-bed maison de maître with historic charm
- 4-bed renovated modern gîte, fully equipped
- South-facing garden + 5x3 m saltwater pool
- Top floor with future conversion potential
- Large garage + convertible outbuilding

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Rare opportunity in the heart of Canet: a substantial character property offering around 460 m² of living space across a 5-bedroom maison de maître and a fully renovated 4-bedroom gîte. Set around a south-facing garden with a 5 × 3 m saltwater pool and terrace, the property is ideal for an extended family, multigenerational living or a



DESCRIPTION

DETAILED DESCRIPTION

Set in the lively wine-growing village of Canet, around 20 minutes from Narbonne and just 5 km from the Canal du Midi, this substantial character property offers approximately 460 m² of living space across two separate houses.

The ensemble comprises a spacious 5-bedroom maison de maître, a fully renovated 4-bedroom second house currently used as a gîte, a south-facing garden with swimming pool, a large garage and an additional outbuilding with conversion potential.

With nine existing bedrooms, generous reception spaces and further undeveloped accommodation on the top floor of the main house, the property lends itself equally well to a large or multigenerational family, guest accommodation, rental activity or a hospitality project.

Despite its historic character and generous proportions, the property also benefits from an excellent DPE A energy rating.



MAISON DE MAÎTRE

The main house retains the generous room proportions and character associated with a traditional maison de maître.

The front door opens into an impressive entrance hall of approximately 33 m², which forms the central axis of the ground floor.



On the street side is a 22 m² reception room, while the 22 m² kitchen overlooks the garden. A useful 4.5 m² storage room connects these two spaces.

Also on the ground floor is a 20 m² bedroom with its own 7.5 m² bathroom, making this level particularly practical for guests or anyone wishing to avoid stairs.

On the garden side, a se...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38253JAV11

COMPLETE FILE AND PHOTO ON REQUEST

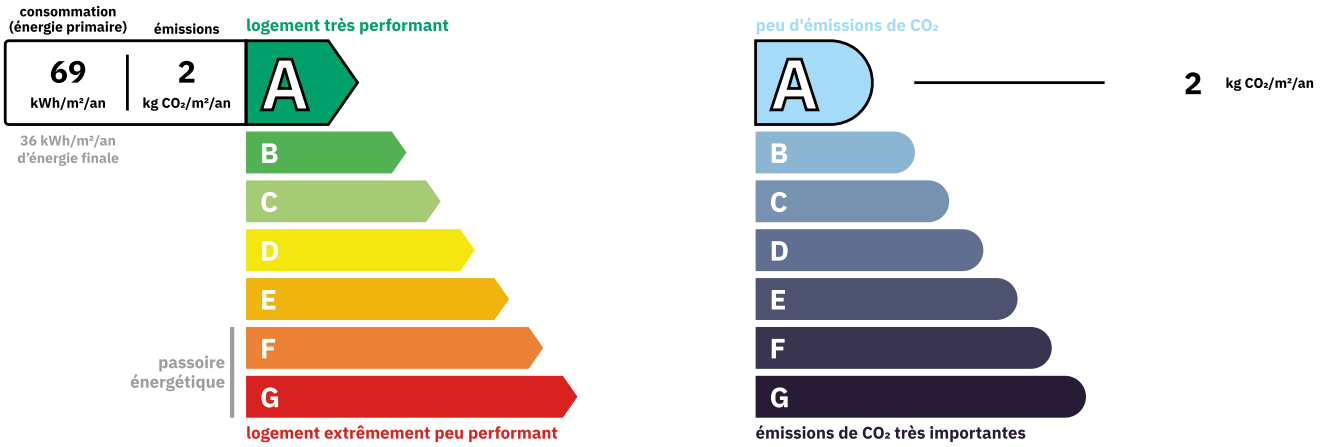
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 2830 € and 3900€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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