



STUNNING 360 M² MAISON DE MAITRE, JUST 8
MIN FROM THE MEDITERRANEAN SEA

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PROPERTY FACT FILE	
REFERENCE	A30401JAVI I
PRICE	€ 949,000 £ 802,977* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	2
ACCOMMODATION	360 m ²
LAND	423 m ²
TOWN	Leucate
DEPARTMENT	Aude
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Walking distance to shops, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 8 min from the beaches of the Mediterranean Sea
- Historical Charm at a prime location
- Beautiful Outdoor Spaces
- Modern comfort
- Close to all central amenities

STUNNING 360 M²
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Discover this exquisite late 19th-century Maison de Maître, offering 360 m² of living space with 7 bedrooms and 2 bathrooms. The property boasts a tranquil 270 m² courtyard garden at the back, a charming 100 m² front garden with an authentic French gate. Double glazing everywhere and central heating/cooling at the second floor

DESCRIPTIF

Majestic Maison de Maître

Step into the charm of this beautiful Maison de Maître, a late 19th-century gem offering an exquisite blend of historical elegance and modern comfort. Spanning 360 square meters, this grand residence boasts 7 bedrooms and 2 bathrooms, with serene gardens and versatile spaces that promise a luxurious lifestyle and endless possibilities.

Exterior and Grounds

Nestled in the picturesque region of Aude, this stately home features two enchanting gardens. The tranquil rear garden, spanning 270 square meters, offers complete privacy and a peaceful retreat. At the front, a charming 100-square-meter garden is enclosed by an authentic French wrought iron fence, adding to the home's classic appeal.

Interior Highlights

Ground Floor:

- Entrance Hall: A grand 26-square-meter hall welcomes you, leading to a 14-square-meter staircase.
- Living Spaces: A 23-square-meter salon/library and a 15.4-square-meter office provide elegant spaces for relaxation and work.
- Kitchen: A spacious 20-square-meter kitchen, perfect for culinary enthusiasts.
- Bedroom: A 22-square-meter bedroom with an ensuite 7.5-square-meter bathroom.
- Ceilings: The ground floor boasts an impressive ceiling height of 3.5 meters, enhancing the sense of space and grandeur.

First Floor:

- Hall: A 17.5-square-meter hallway.
- Bedrooms: Four generously sized bedrooms (23 m², 24 m², 20.5 m², and 15.5 m²), each exuding character and charm.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30401JAV11>

COMPLETE FILE AND PHOTO ON REQUEST



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

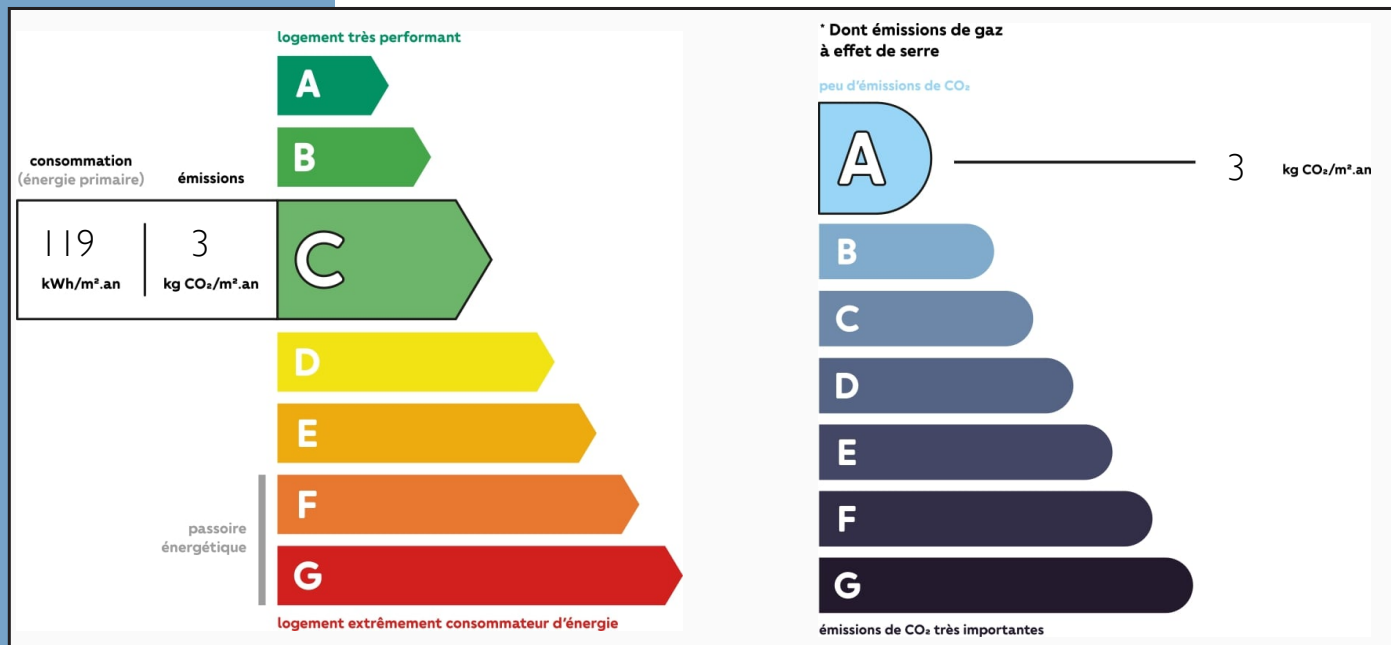
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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AND PHOTOS
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