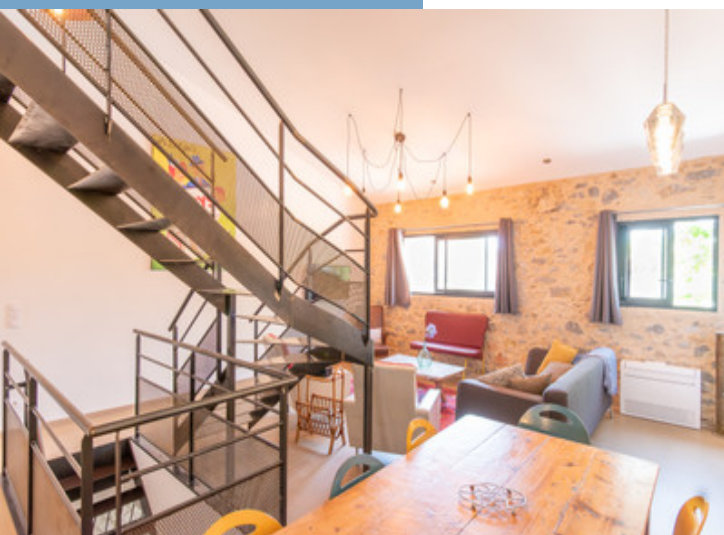




ELEGANT MAISON DE MAÎTRE WITH
RENOVATED GÎTE, GARDEN, POOL & GARAGE 5
KM FROM CANAL DU MIDI

ELEGANT MAISON DE
MAÎTRE WITH
RENOVATED GÎTE,
GARDEN, POOL &
GARAGE 5 KM FROM
CANAL DU MIDI...



PROPERTY FACT FILE	
REFERENCE	A38253JAVI I
PRICE	€ 695,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	460 m ²
LAND	857 m ²
TOWN	Canet
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- 5-bed maison de maître with historic charm
- 4-bed renovated modern gîte, fully equipped
- South-facing garden with pool & terrace
- Full top floor to renovate or convert
- Large garage + convertible outbuilding

ELEGANT MAISON DE
MAÎTRE WITH
RENOVATED GÎTE,
GARDEN, POOL &
GARAGE 5 KM FROM
CANAL DU MIDI...
Ref : A38253JAVI I

In the lively village of Canet, just 20 minutes from Narbonne and close to the Canal du Midi, this unique property includes a spacious 5-bed maison de maître with an entire top floor to renovate, a renovated 4-bed gîte, a convertible outbuilding, large garage, and a south-facing garden with pool. Ideal as a family home or hospitality project. The

DESCRIPTION

Step through the front door into the wide entrance hall of this grand maison de maître and discover the potential of this unique property ensemble, ideal for a family home with income potential or a hospitality project in the South of France.

The hallway (33 m²) provides a central axis through the ground floor, leading to a salon (22 m²) on the street side, a kitchen (22 m²) overlooking the south-facing garden, and a bedroom (20 m²) with en-suite bathroom (7.5 m²). Between the kitchen and the salon is a practical 4.5 m² storage room connecting the two spaces, while opposite the kitchen, a garden-side lounge (20 m²) with a 3.6 m high ceiling and a fireplace offers a charming place to relax. Under the staircase is an additional storage space (4 m²).

Behind the house lies a terrace (48 m²) and a large private garden of 804 m² with mature trees and a saltwater swimming pool (5x3 m), semi-inground and equipped with an electric cover and new liner.

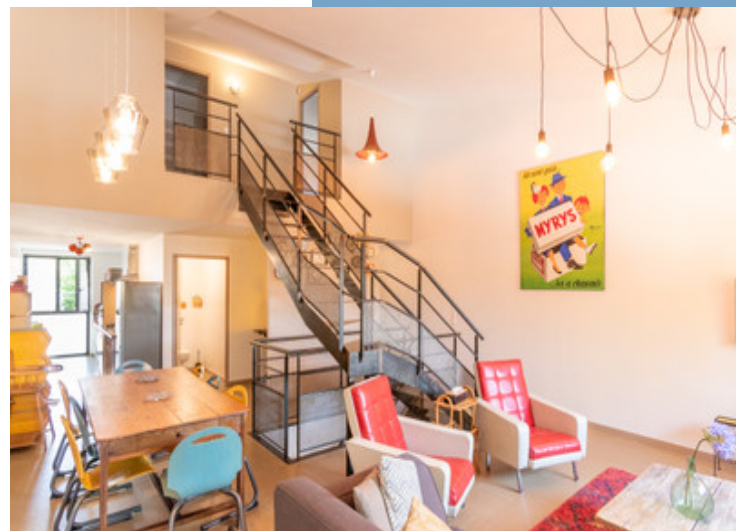
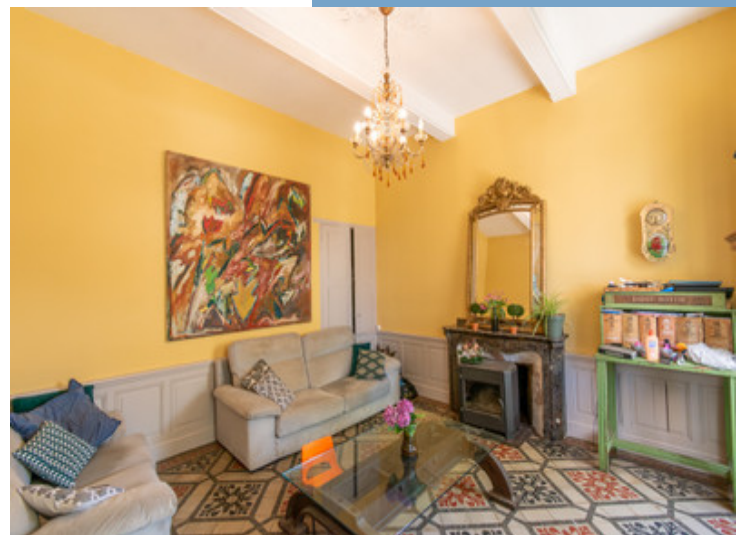
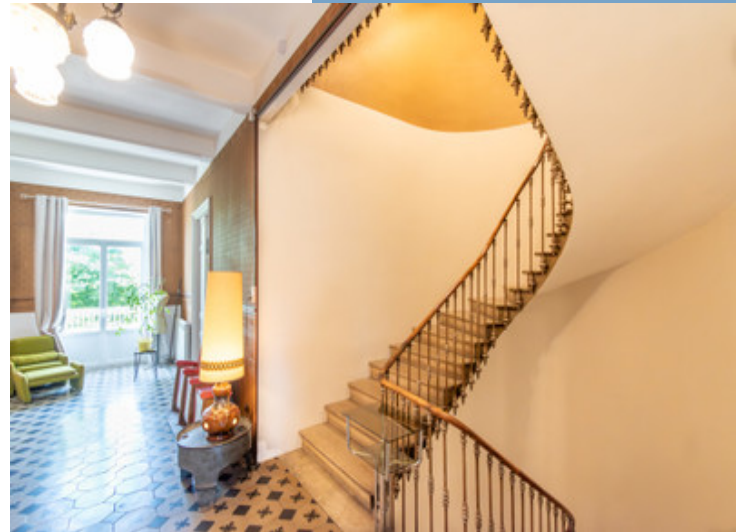
On the first floor, a spacious landing (33 m²) opens to a French balcony with garden views. There are four large bedrooms (each 22 m²). One bedroom features air conditioning, a washbasin, and an en-suite shower room (4.5 m²) with a walk-in shower and WC. The other three bedrooms share a large bathroom (10 m²) with a walk-in shower, washbasin, and WC. Two of these bedrooms are equipped with double built-in closets, while the third boasts a parquet floor and ceiling fan.

The second floor is still to be renovated and cur...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38253JAVI I>

COMPLETE FILE AND PHOTO ON REQUEST



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ELEGANT MAISON DE MAÎTRE
WITH RENOVATED GÎTE,
GARDEN, POOL & GARAGE 5
KM FROM CANAL DU MIDI...

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

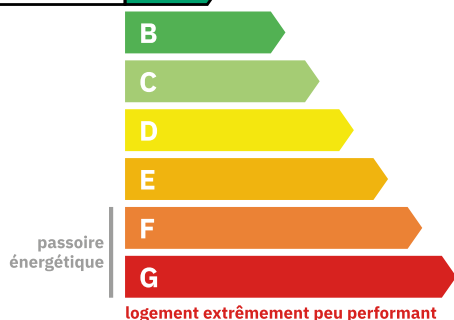
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ENERGIE-DPE

consommation (énergie primaire) émissions logement très performant

69 | **2**
kWh/m²/an | kg CO₂/m²/an

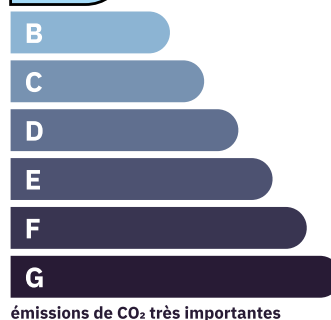
36 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

2 kg CO₂/m²/an



Property **Very efficient**

Estimated annual energy costs
between 2830 € and 3900€ 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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