

LE SOMAIL - SPACIOUS RENOVATED BARN WITH 3 ENSUITES, POOL, GARDEN AND 2000M2 PRIME CONSTRUCTIBLE LAND

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PROPERTY FACT FILE

REFERENCE	A45952IEG11
PRICE	€ 795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	214 m²
LAND	3596 m²
TOWN	Saint-Nazaire-d'Aude
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Land without CU, 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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- Exceptional Barn Conversion
- 214 m² of Elegant Living
- Approx. 2000m2 of Constructible Land
- Large Pool, Garage, Carport & Puit
- Heart of Le Somail & Canal du Midi

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A beautifully renovated former barn, transformed over two decades into an elegant home, set within more than 3,600 m² of private landscaped grounds, including approximately 2,000 m² of constructible land, in the heart of Le Somail, just a short stroll from its cafés, galleries and canal-side atmosphere.



DESCRIPTION

Set in the heart of the picturesque hamlet of Le Somail, just moments from the Canal du Midi, this beautifully renovated former barn combines original character with contemporary comfort.

Renovated over more than twenty years and completed in 2019, the property offers 214 m² of living space. Exposed beams, generous proportions and abundant natural light create a warm and understated interior. The 63 m² open-plan kitchen and living room forms the heart of the house, complemented by a separate sitting room and three spacious ensuite bedrooms.



The property occupies 3,617 m² of landscaped grounds, including approximately 2,000 m² of constructible land. The gardens include a 12 x 4 m swimming pool, garage, carport, outbuildings and an automatic irrigation system supplied by a private well. Le Somail's restaurants, galleries, cafés and bookshop are all within easy walking distance.

A rare combination of a substantial renovated home, generous grounds and significant constructible land in the heart of Le Somail.

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

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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45952IEG11

COMPLETE FILE AND PHOTO ON REQUEST

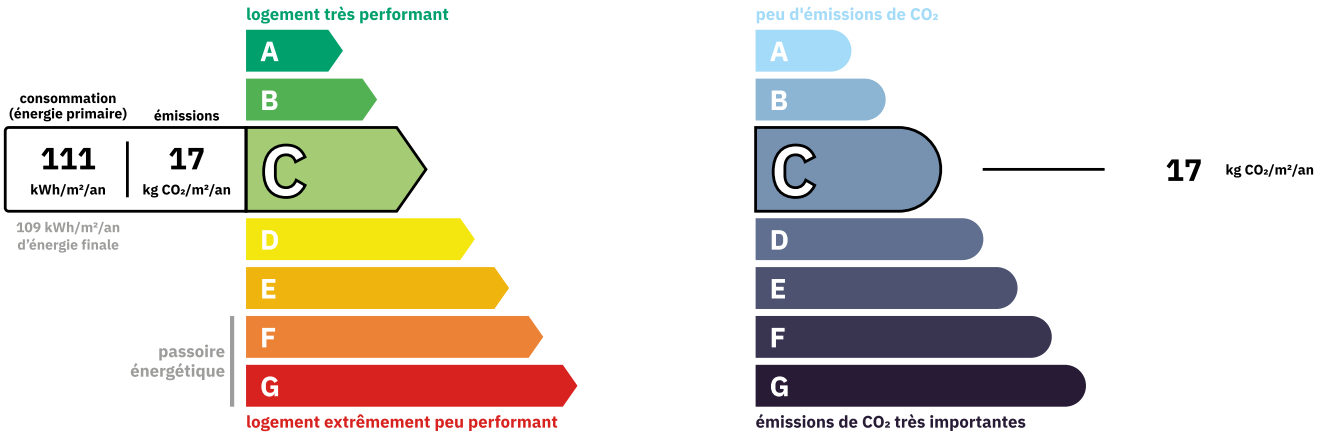
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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1830 € and 2550€ 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.

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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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