



EXCEPTIONAL RENOVATED BARN WITH 3  
ENSUITES, POOL AND 3,600 M<sup>2</sup> OF PRIVATE  
GROUNDS IN THE HEART OF LE SOMAIL

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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 m <sup>2</sup>
LAND	3596 m <sup>2</sup>
TOWN	Saint-Nazaire-d'Aude
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

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



- Exceptional Barn Conversion
- 214 m<sup>2</sup> of Elegant Living
- 3,600 m<sup>2</sup> Park-Like Grounds with Well Irrigation
- Large Pool, Garage & Carport
- Heart of Le Somail & Canal du Midi (

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An exceptional former barn, transformed over two decades into an elegant home, set within more than 3,600 m<sup>2</sup> of private landscaped grounds, just a short stroll from the cafés, galleries and canal-side atmosphere of Le Somail.

## DESCRIPTION

Set in the heart of the picturesque hamlet of Le Somail, just moments from the Canal du Midi, this exceptional former barn has been beautifully transformed into an elegant home where authentic character meets contemporary comfort.

Lovingly renovated over more than twenty years and completed in 2019, the property offers 214 m<sup>2</sup> of beautifully appointed living space. Exposed beams, generous volumes and abundant natural light create a warm and welcoming atmosphere throughout. The impressive 63 m<sup>2</sup> open-plan kitchen and living area forms the heart of the home, complemented by a separate sitting room and three spacious ensuite bedrooms.

Outside, the property sits within 3,617 m<sup>2</sup> of beautifully landscaped, park-like grounds, complete with a 12 x 4 m swimming pool, garage, carport, outbuildings and an automatic irrigation system supplied by a private well. Offering exceptional privacy, the gardens create the feeling of a private country retreat while remaining within easy walking distance of Le Somail's renowned restaurants, galleries, cafés and famous bookshop.

A rare opportunity to own an outstanding character home in one of the Canal du Midi's most sought-after destinations, where lifestyle, history and modern comfort come together in perfect harmony.

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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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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45952IEG I I>

COMPLETE FILE AND PHOTO ON REQUEST



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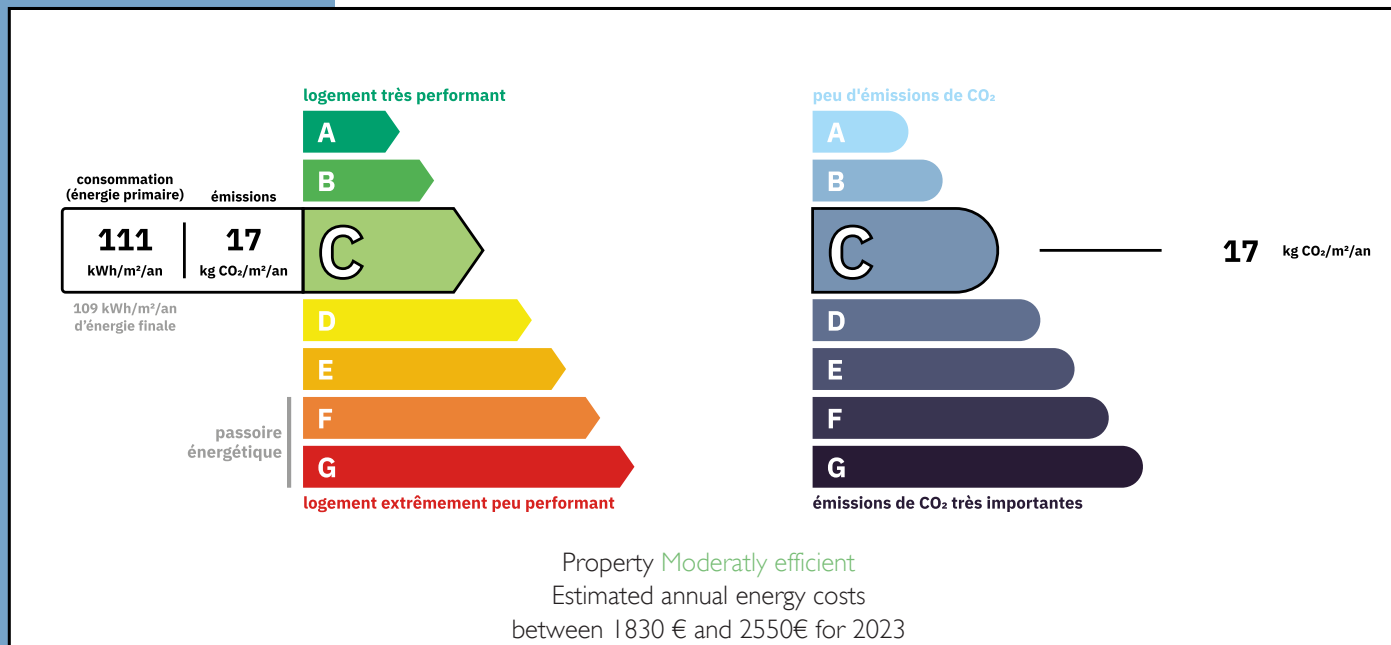
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## ENERGIE-DPE



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## CONTACT

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