

STUNNING ELEGANT MAISON DE MAÎTRE FULL OF ORIGINAL FEATURES, 4 ENSUITE BEDROOMS ,POOL AND GARDENS

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PROPERTY FACT FILE

REFERENCE	A48444CST11
PRICE	€ 575,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	260 m²
LAND	1005 m²
TOWN	Saint-Laurent-de-la-Cabrerisse
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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





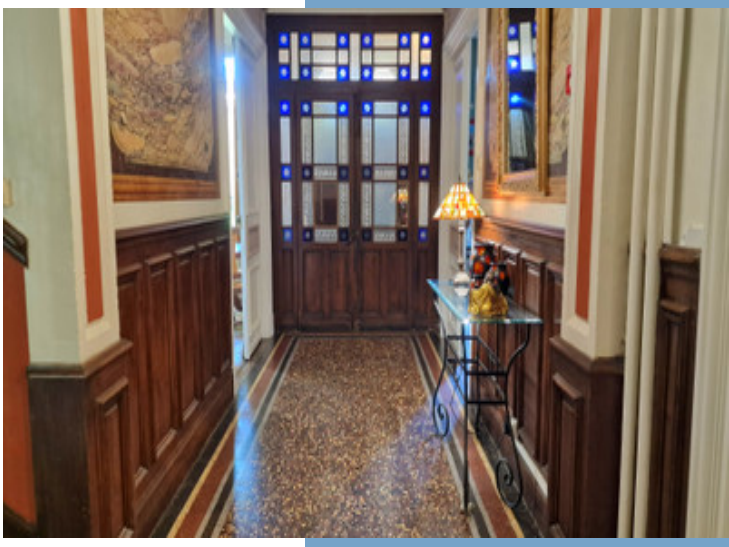
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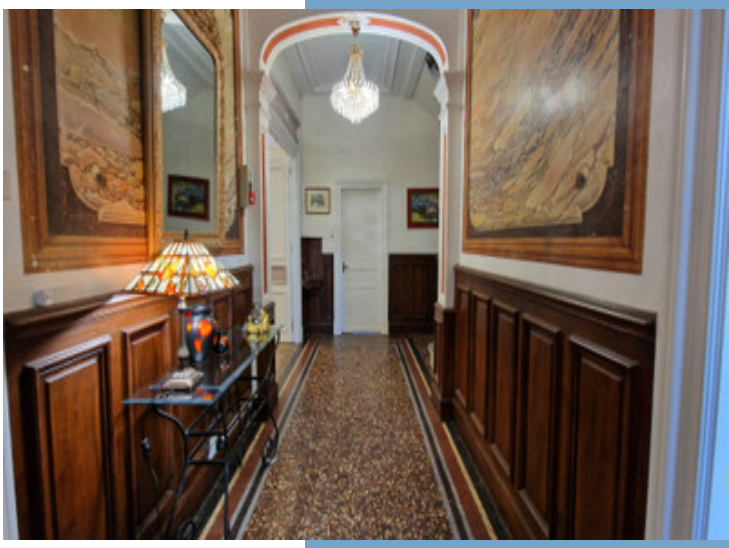
- Parisian elegance with exquisite period details
- Four spacious suites with private bathrooms
- Charming walled garden with swimming pool
- Historic charm with superb B energy rating
- Village living, shops and dining on your doorstep

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Inspired by a bride's wish to recreate her Parisian home in southern France, this nineteenth-century Maison de Maître is steeped in history and beautifully restored to its former glory by the current owners. Stained-glass doors, ornate mouldings, original parquet and tiled floors, wood-panelled walls, elegant wooden doors and marble fireplaces







DESCRIPTION

Ground floor

- A grand entrance hall introduces the home's elegant proportions and period charm.
- Beautiful **29 m² reception room** with wood-panelled walls, a marble fireplace and original parquet flooring.
- Elegant **27 m² dining room** featuring a marble fireplace and stined glass double doors opening onto the garden.
- Characterful **16 m² kitchen** with Caunes-Minervois marble details and direct garden access.
- Spacious bedroom with a private en-suite shower room.
- Large utility room and separate pantry.

First floor

- An elegant stone staircase leads to three generously proportioned bedrooms, each with its own en-suite shower room.

Additional space

- Stone stairs continue to the top floor, where approximately **120 m²** awaits renovation, offering excellent scope to create further accommodation.
- A substantial **110 m² cellar** provides extensive storage and space for other uses.

Garden and outdoor living

- Charming walled garden planted with Mediterranean trees and shrubs, with inviting areas for outdoor dining and relaxation.
- **8 × 4 m swimming pool**.
- Large entrance gates opening onto secure parking for up to four vehicles.
- Garage/storage area.
- Characterful dovecote housing the pool equipment.

Comfort and recent improvements

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48444CST11

COMPLETE FILE AND PHOTO ON REQUEST

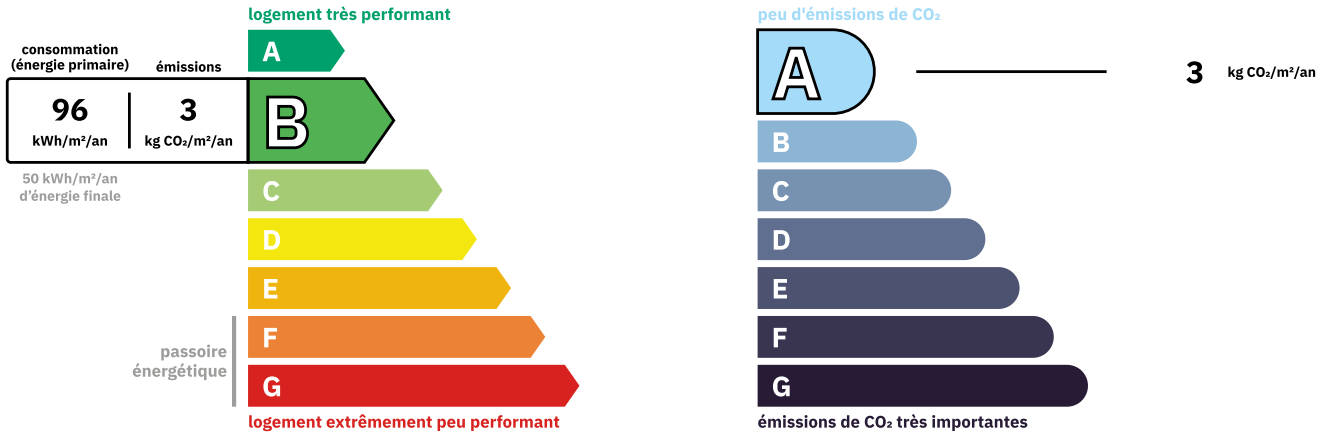
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2290 € and 3150€ 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

Réf :A48444CST11

FILE COMPLETE AND PHOTOS ON REQUEST

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