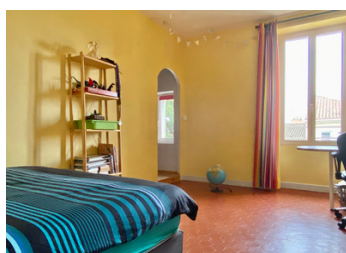
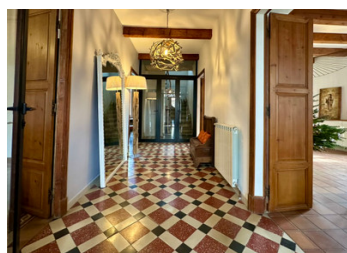


Elegant Canal-side Living: Renovated Stone House with 4 En-Suite Bedrooms, Garden & Garage in the Minervois



INFORMATION

Town:	Sallèles-d'Aude
Department:	Aude
Bed:	4
Bath:	4
Floor:	210 m2
Plot Size:	250 m2

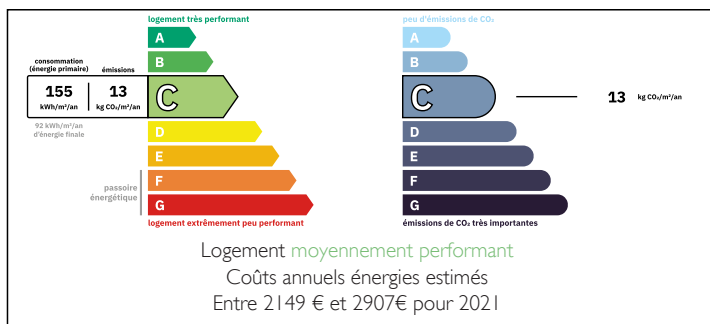


IN BRIEF

Discover this beautifully renovated stone house, full of character and charm, ideally situated in the sought-after village of Sallèles-d'Aude, right on the edge of the iconic Canal du Midi.

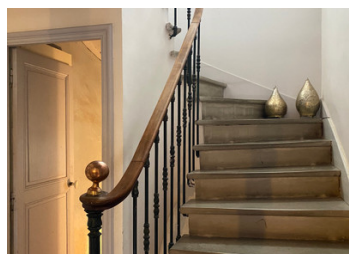
Blending authentic architecture with modern comfort, this property features four bedrooms with en-suite bathrooms, a light-filled open living space, a majestic fireplace, a second reception room, a large garage/workshop, and a private garden ready to be landscaped to your taste.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The interior layout has been carefully designed for a seamless and elegant lifestyle: the open-plan areas are perfect for family life or entertaining.

One of the bedrooms is located on the ground floor, offering easy access and flexibility, while three additional suites are on the upper level, each offering privacy and comfort.

The spacious garage is a rare and valuable asset, providing ample space for storage, parking, or a creative workshop.

Outside, the sunny enclosed garden offers great potential — ideal for creating a shaded dining area, a vegetable patch, or even adding a spa or plunge pool.

Located just 20 minutes from Narbonne, 30 minutes from the Mediterranean beaches, and 2 hours from the ski slopes, this house is perfect as a main residence, holiday home, or a boutique rental project.

Set in a vibrant village with local amenities, by the peaceful canal and surrounded by vineyards, this property invites you to experience the true essence of southern French living — with its relaxed pace, sunshine, and irresistible lifestyle.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES