

Charming Canal-Side Home with Indoor Pool and Private Garden in Picturesque Sallèles-d'Aude



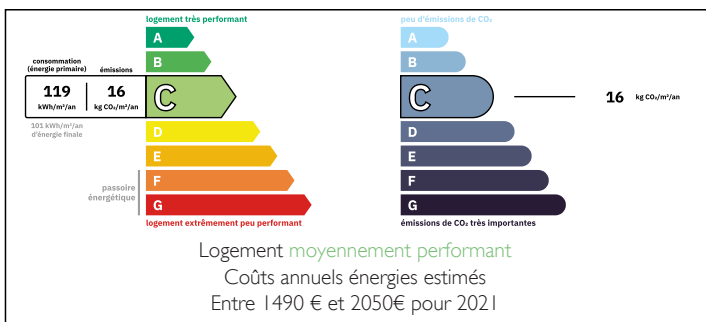
INFORMATION

Town:	Sallèles-d'Aude
Department:	Aude
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	166 m2

IN BRIEF

Discover this charming 4-bedroom canal-side home in the picturesque village of Sallèles-d'Aude. The property features a 25 m² versatile office/TV room, a 26 m² spacious living with a fireplace, a 26 m² dining area with open kitchen (and a 21 m² utility room) leading to a bright 21 m² conservatory. The serene garden offers two terraces, a stone BBQ, and a well for irrigation. An impressive 80 m² indoor pool with counter-current swimming and a large adjacent 40 m² space for storage and relaxation complete the outdoor amenities. The first floor includes two 16 m² bedrooms, a 7.5 m² bathroom with bath tub, walk-in shower and double sink, and a separate toilet. The second floor has two additional 13 m² bedrooms, a 6 m² bathroom with a shower and sink and a separate toilet. The house is equipped...

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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.



LOCAL TAXES

Taxe foncière: 3400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the picturesque village of Sallèles-d'Aude, known for its tranquil ambiance and rich history, this beautiful home offers a unique blend of traditional charm and modern comfort.

Upon entering the 6 m² foyer, you'll find a spacious 25 m² room currently used as an office, which could easily serve as a second living room, TV room, or playroom. This room features a wooden floor, adding warmth and character. From here, double doors and three steps lead to a toilet and the staircase to the upper floors. The main living area (26 m²) boasts a cozy fireplace from 2008, seamlessly connecting to a dining area and open kitchen (26 m²), both with tiled floors and glass sliding doors opening onto a 21 m² conservatory overlooking the garden. Adjacent to the kitchen is a generous 21 m² utility room.

The serene, green garden features a lawn, two terraces, and a stone barbecue. A well provides water for garden irrigation and filling the pool. A covered terrace leads to an impressive, bright indoor pool area (80 m²) with a counter-current swimming system. Beyond the pool, there is an additional 40 m² space with a technical room, storage, and a sitting area. At the back of the garden, a covered parking area accommodates two cars, with an electric roller shutter providing access to the street behind the house.

The first floor (laminated flooring and wooden ceiling) includes a landing leading to two 16 m² bedrooms, each with built-in wardrobes and...