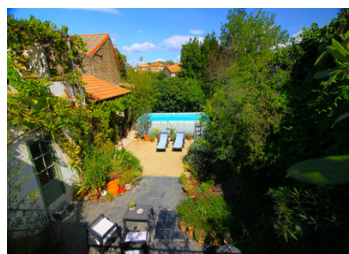
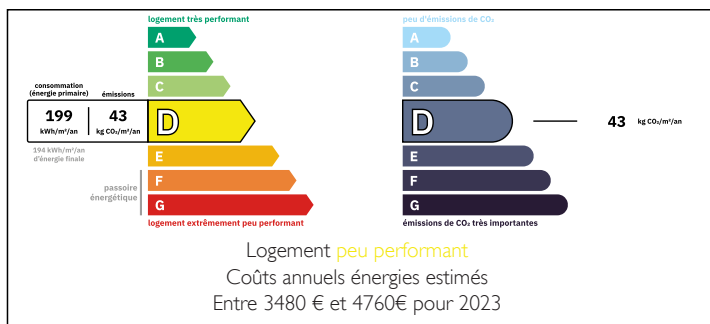


Beautiful village character property 203m2 with six bedrooms , Garage, courtyard and terrace.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sallèles-d'Aude
Department:	Aude
Bed:	6
Bath:	2
Floor:	203 m2
Plot Size:	150 m2

IN BRIEF

This beautiful stone property, rich in character, is ideally located in the sought-after village of Salleles D'Aude. The home is filled with original features, including encaustic tile floors, exposed beams, marble fireplaces, and stunning stone staircases.

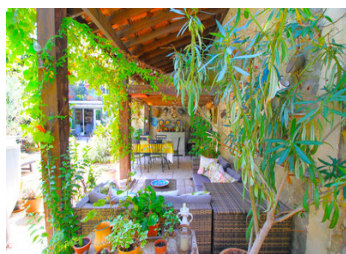
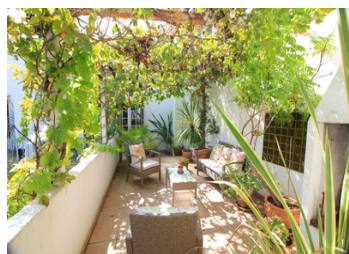
The outdoor space offers a delightful, private courtyard of generous size, complete with covered seating areas and an above-ground pool—perfect for relaxing or entertaining.

As you enter, a welcoming hallway leads you to an elegant lounge with a fireplace. The rustic-style kitchen and dining room open onto the private courtyard through double doors, seamlessly connecting indoor and outdoor living.

Upstairs on the first floor, you will find four spacious double bedrooms, family bathroom ,plus a terrace, and a charming covered seating area. The second

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.



LOCAL TAXES

Taxe foncière: 3257 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property Benefits:

- Village gas central heating
- Traditional wooden shutters
- Spacious courtyard (150 m²)
- First-floor terrace
- Garage
- Elegant marble fireplaces
- Original tiled floors, adding historic charm

Property Location:

This property is situated in a picturesque, canalside village with all essential amenities within walking distance. These include two boulangeries, three restaurants, a bar, a small supermarket, and a larger one nearby. The village is located just 12 km from the historic Roman town of Narbonne and 27 km from the beautiful Mediterranean beaches.

Transport Links:

The area is well-connected, with convenient transport options. There are nearby airports in Montpellier, Béziers, Toulouse, and Carcassonne. Narbonne also offers a TGV connection to Paris, with travel time just over 4.5 hours.

Property Measurements:

- **Garage:** 50.84 m²
- **Entrance Hall:** 8.54 m²
- **Hallway:** 6.56 m²
- **Shower Room/WC:** 4.69 m²
- **Living Room:** 18.7 m²
- **Kitchen:** 25.8 m²
- **Hallway 1:** 8.64 m²
- **Bedroom 1:** 20.13 m²
- **Bedroom 2:** 16.97 m²
- **Bedroom 3:** 30.85 m²
- **Bedroom 4:** 14.66 m²
- **Bathroom:** 7.82 m²
- **Hallway 2:** 4.17 m²
- **Bedroom 5:** 20.83 m²
- **Bedroom 6:** 14.47 m²
- **Attic:** 58.78 m²