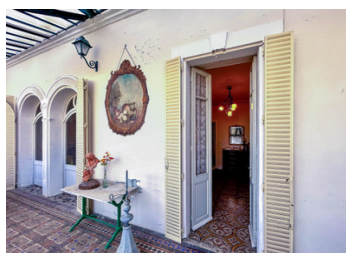


Elegant 19th-Century Maison de Maître with Guest House and Canal Views



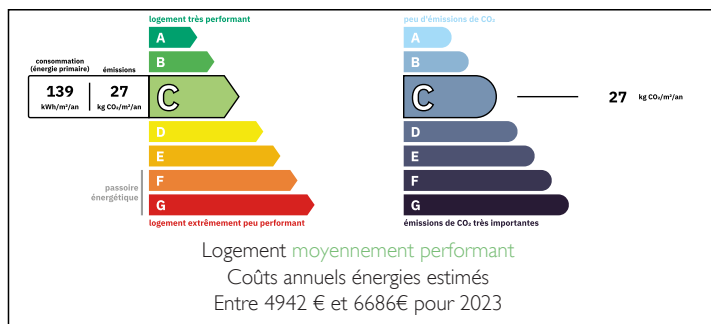
INFORMATION

Town:	Lézignan-Corbières
Department:	Aude
Bed:	6
Bath:	3
Floor:	399 m2
Plot Size:	1881 m2

IN BRIEF

Elegant 1850 maison de maître of 327 m² along the Canal du Midi, with a separate 3-room guesthouse (72 m²). High ceilings, original parquet, marble fireplaces, and stained glass by Edmond Chauffrey create timeless charm. Reception rooms include lounges, dining room, study, family kitchen, and a stunning jardin d'hiver. Upstairs: 6 bedrooms, 2 bathrooms, and an attic with potential. Landscaped 1,800 m² garden with direct canal access and a nearby barge port with restaurant. Ideally located near Narbonne, Le Somail and Minerve. Perfect as a family home, guesthouse, or unique retreat.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in a lush setting along the tranquil banks of the Canal du Midi, this elegant 1850s maison de maître exudes the timeless charm of 19th-century French bourgeois living. Beautifully extended over the years, the home now offers 327 m² of living space, complemented by a fully independent 3-room guesthouse (72 m²).

From the moment you step inside, the atmosphere enchants: high ceilings, original parquet floors, ornate mouldings, marble fireplaces — and most striking of all, the exquisite stained-glass windows created by renowned Bordeaux master glassmaker Edmond Chauffrey (1843–1926). Delicate depictions of flowers, birds, and butterflies bring art and light into every corner of the home.

The ground floor features luminous reception rooms, multiple lounges, an elegant dining room, a home office, a family kitchen, and a magnificent period jardin d'hiver — a wrought iron conservatory opening onto the garden, perfect as a reading room or relaxing retreat in every season.

Upstairs, six bedrooms offer views of the garden or the canal, along with two bathrooms. The top floor remains partially convertible, presenting exciting potential.

The 1,800 m² garden is filled with mature trees and enjoys direct access to a peaceful canal-side path. Just steps away, a quaint port for barges with a charming restaurant adds to the idyllic atmosphere.

Close to Narbonne, Minerve, Le Somail, Bize-Minervois, and Lézignan-Corbières, this property is ideal as a refined family home, a luxury guesthouse, or a truly exceptional retreat in the South of France.

Main Room Sizes:

Ground Floor: