

Unique Heritage Property: Two Houses, Courtyard & Medieval Tower in Canal Village near the Mediterranean

EXCLUSIVE



INFORMATION

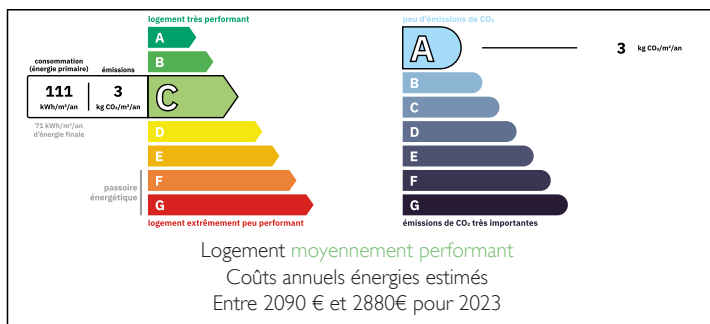
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|-------------|-----------------|
| Town: | Sallèles-d'Aude |
| Department: | Aude |
| Bed: | 5 |
| Bath: | 4 |
| Floor: | 303 m2 |
| Plot Size: | 63 m2 |

IN BRIEF

Own a piece of French history in the heart of Sallèles-d'Aude! This unique property includes two character-filled houses built around a 63 m² private courtyard, partially set within a 1,000-year-old château tower, classified as a Monument Historique. The first home, sold furnished and rented in summer, features an entrance hall, living room with wood stove, dining room, kitchen, bathroom, WC, 3 bedrooms, and an upstairs bathroom. The second home includes a large living room, open kitchen, dining space, a stunning round-tower bathroom, vast bedroom, chapel room with original window, mezzanine, another bedroom, bathroom, and access to a 16th-century pigeonier. Both homes offer clim réversible, double glazing, and insulation. Street parking and secure parking (€30/month) nearby. Tucked in a quiet lane near the canal and village centre.



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

Step into a piece of French history and imagine life in the sunny South of France, surrounded by vineyards, canals, and centuries of charm. This exceptional property, located in the heart of the picturesque village of Sallèles-d'Aude, consists of two houses on one plot, sharing a 63 m² private courtyard, and partially built into what remains of the ancient château of Sallèles-d'Aude — including its only surviving 1,000-year-old tower. The building is classified as a Monument Historique — a rare distinction that guarantees historic significance and character.

This unique setup offers endless possibilities: live in one home and rent out the other, or share the space with extended family while maintaining privacy and independence. Both homes are fully insulated with glass wool, equipped with double glazing and wooden shutters throughout, preserving comfort while honoring traditional character.

The first house, currently rented as a furnished holiday home during high season, is sold fully furnished. It has a welcoming 17 m² entrance hall with doors on either side: one opening to the street and the other to the courtyard. The ground floor includes a 25 m² living room with a wood-burning stove, a 14 m² dining room on the opposite corner of the house, an adjoining 9 m² kitchen, a 3.5 m² bathroom with shower and sink and a separate toilet.

Upstairs, you'll find a 9 m² landing, three charming bedrooms (13 m², 13 m², and 14 m²), and a spacious 15 m² bathroom complete with shower, toilet, sink,...

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES