

Superb character property of 324m2 with swimming pool and Mediterranean garden of 1000m2 in the heart of the v

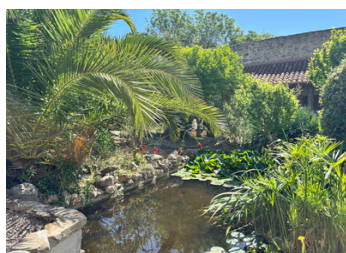


## INFORMATION

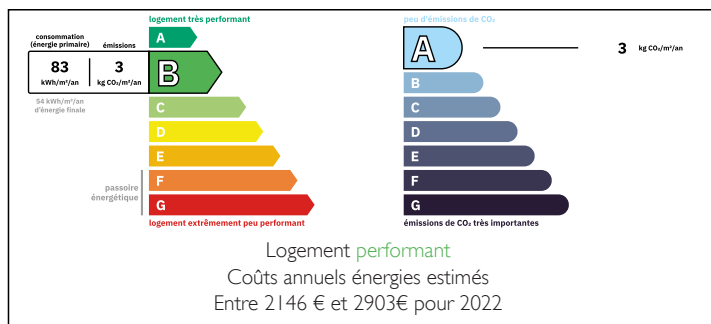
Town:	Mailhac
Department:	Aude
Bed:	8
Bath:	8
Floor:	324 m2
Plot Size:	1000 m2

## IN BRIEF

Superb 324 m<sup>2</sup> property on a 1000 m<sup>2</sup> plot in Aude, ideal for families, investors or professional projects, with 8 bedrooms (including 6 with private bathrooms), 80 m<sup>2</sup> accommodation with independent entrance, and a sumptuous Mediterranean garden with a large swimming pool, summer kitchen and shaded patio. High-end amenities (air conditioning, solar panels). Located 20 km from Narbonne, in a peaceful wine-growing setting, this property combines comfort, space and the art of living. A rare opportunity not to be missed!



## 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 foncière: 6267 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

We are offering for sale this superb house, currently used as a gîte and chambres d'hôtes, offering an exceptional living environment and a wide range of potential uses. Ideal for lovers of space, large families, group projects or professional activities, this property is located in the heart of a charming Aude village, just 20 km from Narbonne and 7 km from the Canal du Midi.

Detailed description:

Interior:

6 comfortable bedrooms, each with en-suite bathroom (one with private terrace overlooking the garden).

Fully equipped and functional kitchen.

Bright living and dining room with pellet stove.

Large multi-purpose room that can be adapted to suit your needs (leisure, meetings, events).

2 separate entrances (one with sitting area and wood-burning fireplace).

1 separate WC.

Courtyard.

1 laundry room.

Second floor:

Independent accommodation of 80 m²:

Separate entrance.

2 bedrooms.

Fitted kitchen.

Living room.

Bathroom.

Terrace with barbecue.

Outdoor area:

Mediterranean garden overlooking vineyards, offering a soothing natural setting.

Large swimming pool with decking and landscaped areas.

Pool room with shower and WC.

Shaded patio.