

## Rare 5-Bed Canal du Midi Home with Guest Studio, Garden Oasis & Garage Near Castelnaudary



## INFORMATION

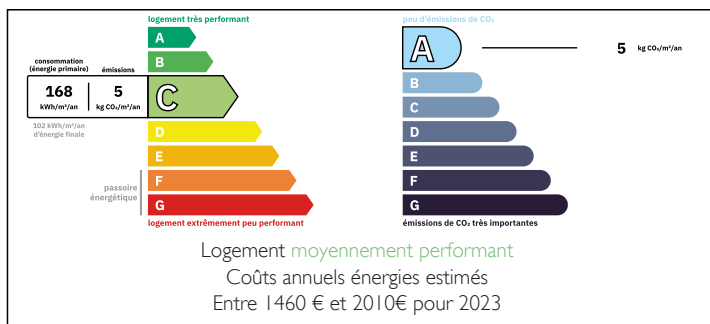
Town:	Montferrand
Department:	Aude
Bed:	5
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	980 m <sup>2</sup>



## IN BRIEF

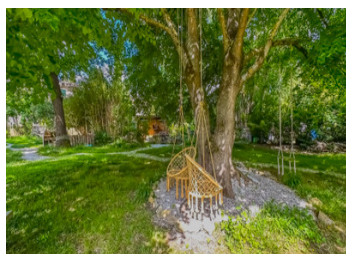
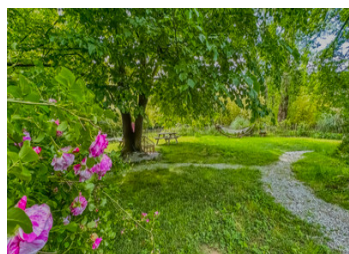
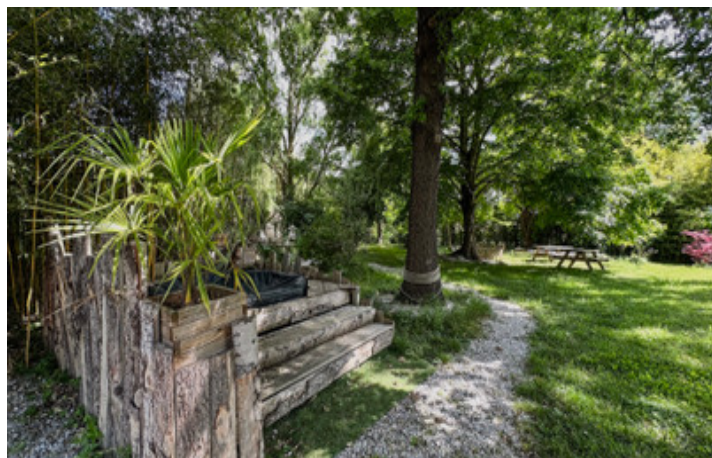
Idyllic Canal du Midi Home with Guest Studio, Lush Garden & Double Garage Near Castelnaudary  
Discover a rare gem nestled directly on one of the Canal du Midi's most picturesque locks. This beautifully renovated 5-bedroom, 2.5-bath home blends historic charm with modern comfort and includes a private 1-bedroom studio, spacious double garage, and nearly 1,000 m<sup>2</sup> of landscaped garden complete with a hot tub and pétanque court. Enjoy peaceful canal views, cycling paths at your doorstep, and all the joys of French village life just minutes away. Optional extra land nearby offers even more potential. A perfect blend of serenity, character, and location—this is the French dream, ready to be lived.

## 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

Dreaming of a home in France with waterfront charm and timeless character? This beautifully renovated 5-bedroom, 2.5-bathroom property is perched directly on the Écluse de l'Océan – one of the historic locks along the legendary Canal du Midi, a UNESCO World Heritage site. Just minutes from Castelnau-d'Aud, this unique residence offers a perfect blend of French lifestyle, privacy, and access to village life.

With approximately 150 m<sup>2</sup> (1,615 sq ft) of bright, comfortable living space, the home features exposed beams, stone walls, and a spacious open-plan kitchen and living area with spectacular views of canal boats passing by and the surrounding countryside.

### Key Features:

5 comfortable bedrooms and 2.5 bathrooms, ideal for a family or hosting guests

Independent 1-bedroom guest studio on the lower level – perfect for visitors or potential rental income

Double garage with generous space for vehicles and storage

Landscaped, enclosed garden (~980 m<sup>2</sup> / 0.24 acres) with a hot tub, pétanque court, mature trees, and shaded dining areas

Optional adjacent land plot available just steps away – ideal for expanding your outdoor retreat or gardening projects

Cycle paths and walking trails right in front of the house, with access to the Port Lauragais and Lac de la Ganguise within minutes

Shops, bakery, pharmacy, and schools nearby – just 12 minutes to Villefranche and Castelnau-d'Aud

Whether you're looking for a peaceful full-time

## LOCAL TAXES

**Taxe foncière: 1 609 EUR**

**Taxe habitation: EUR**

## NOTES