

## Exceptional property near the Canal du Midi



## INFORMATION

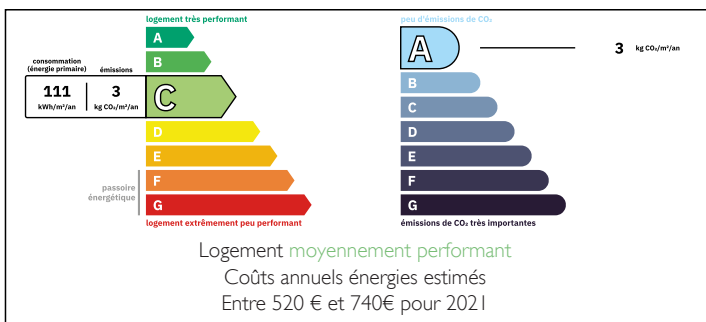
Town:	Saint-Nazaire-d'Aude
Department:	Aude
Bed:	25
Bath:	16
Floor:	1000 m2
Plot Size:	4379 m2



## IN BRIEF

Discover a superb 19th-century residence, fully renovated, nestled in the heart of Saint-Nazaire-d'Aude. This property offers 10 lodgings totaling 25 rooms, each with private terraces. With over 1000 m<sup>2</sup> of living space and surrounded by a classified park, this house is a rare opportunity to own a residence that combines historical charm and modernity.

## 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

This elegant property, located in Saint-Nazaire-d'Aude, is a true architectural gem of the 19th century. Meticulously renovated, it combines the charm of yesteryears with modern comfort across a living space of over 1000 m<sup>2</sup>. The house features 10 lodgings totaling 25 rooms, each equipped with private terraces. These private outdoor spaces allow residents to fully enjoy their privacy and the surrounding lush environment.

This successful and prosperous configuration opens the door to various possibilities. Whether for continued use as is, transforming the property into a sumptuous family home, or using it for activities such as seminars or retreats, the options are vast and promising.

Just five minutes from the famous site of Le Somail and in close proximity to Narbonne, this residence benefits from an ideal location, close to amenities while being away from the hustle and bustle. The vast interior spaces allow for great freedom in layout, while the surrounding classified park adds a touch of prestige to the whole.

This property is a unique opportunity for those seeking an exceptional primary or secondary residence, combining history, character, and modernity, with potential for use in various sectors, be it hospitality, events, or as a family residence.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière:** 13789 EUR

**Taxe habitation:** EUR

## NOTES