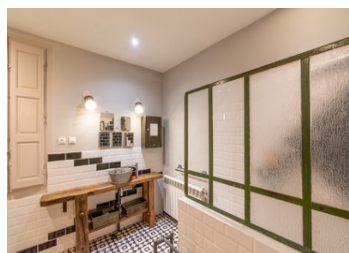
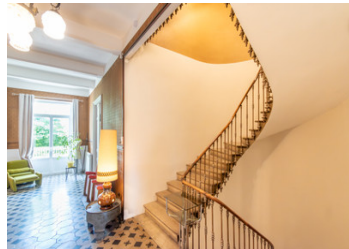


## Elegant Maison de Maître with Renovated Gîte, Garden, Pool & Garage 5 km from Canal du Midi



## INFORMATION

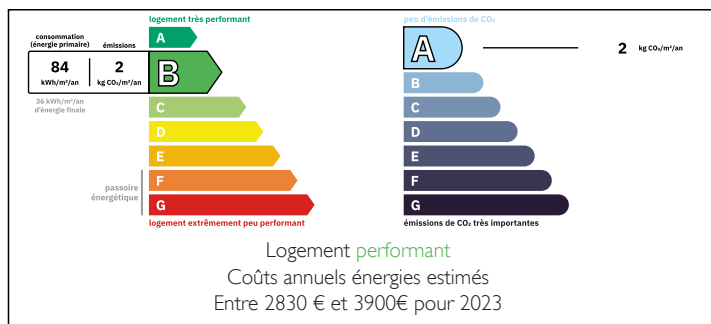
Town:	Canet
Department:	Aude
Bed:	9
Bath:	6
Floor:	460 m2
Plot Size:	857 m2



## IN BRIEF

In the lively village of Canet, just 20 minutes from Narbonne and close to the Canal du Midi, this unique property includes a spacious 5-bed maison de maître with an entire top floor to renovate, a renovated 4-bed gîte, a convertible outbuilding, large garage, and a south-facing garden with pool. Ideal as a family home or hospitality project. The main house offers generous living areas, a fully usable first floor, and a second floor ready for conversion into additional accommodation or an apartment. The gîte is ready to rent and features modern comfort with air conditioning and heat pump. Both roofs are in good condition, heating via PAC air/water, and the property includes a private well, mains drainage, and multiple parking options. Shops, schools, healthcare, and restaurants are all nearby. Authentic charm, income potential, and a sought-after location...

## 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 through the front door into the wide entrance hall of this grand maison de maître and discover the potential of this unique property ensemble, ideal for a family home with income potential or a hospitality project in the South of France.

The hallway (33 m<sup>2</sup>) provides a central axis through the ground floor, leading to a salon (22 m<sup>2</sup>) on the street side, a kitchen (22 m<sup>2</sup>) overlooking the south-facing garden, and a bedroom (20 m<sup>2</sup>) with en-suite bathroom (7.5 m<sup>2</sup>). Between the kitchen and the salon is a practical 4.5 m<sup>2</sup> storage room connecting the two spaces, while opposite the kitchen, a garden-side lounge (20 m<sup>2</sup>) with a 3.6 m high ceiling and a fireplace offers a charming place to relax. Under the staircase is an additional storage space (4 m<sup>2</sup>).

Behind the house lies a terrace (48 m<sup>2</sup>) and a large private garden of 804 m<sup>2</sup> with mature trees and a saltwater swimming pool (5x3 m), semi-inground and equipped with an electric cover and new liner.

On the first floor, a spacious landing (33 m<sup>2</sup>) opens to a French balcony with garden views. There are four large bedrooms (each 22 m<sup>2</sup>). One bedroom features air conditioning, a washbasin, and an en-suite shower room (4.5 m<sup>2</sup>) with a walk-in shower and WC. The other three bedrooms share a large bathroom (10 m<sup>2</sup>) with a walk-in shower, washbasin, and WC. Two of these bedrooms are equipped with double built-in closets, while the third boasts a...

## LOCAL TAXES

**Taxe foncière:** 3500 EUR

**Taxe habitation:** EUR

## NOTES