

Character Village Property with Independent Gîte, with Patios and Large Garage in Sigean, 14 min to the Beach

EXCLUSIVE



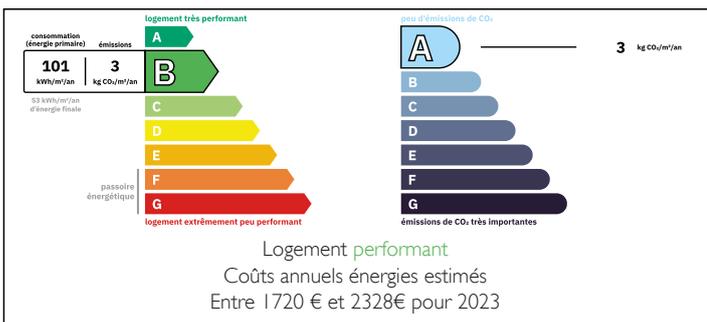
INFORMATION

Town:	Sigean
Department:	Aude
Bed:	6
Bath:	2
Floor:	80 m ²
Plot Size:	292 m ²

IN BRIEF

Renovated former agricultural building in the heart of Sigean, within walking distance of restaurants and shops and only 14 minutes from the beach. The property consists of a spacious main house and a fully independent gîte with its own entrance and 50 m² courtyard. Both can also be connected internally via the impressive 55.5 m² former stable. The main house offers a bright cathedral-ceiling living room with open-plan kitchen, 4 bedrooms, and a 27 m² south-west-facing patio. The gîte includes 2 bedrooms. A major advantage is the 58.25 m² garage. Ideal as a family home with rental potential, guest accommodation or furnished long-term rental.

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

In the heart of Sigean, within easy walking distance of restaurants, cafés and supermarkets, and only 14 minutes from the Mediterranean beaches, this beautifully renovated former agricultural building offers a rare and highly versatile layout: a spacious main house, a fully independent gîte with its own courtyard, and a large 58 m² garage — a true luxury in a village setting.

Renovated around 15 years ago (including a complete roof overhaul), the property is connected to mains drainage and has been thoughtfully arranged to suit a wide variety of lifestyles: a comfortable family home with guest accommodation, a multigenerational setup, or a home that generates a reliable rental income.

A unique arrival through the former stable

The entrance to both homes is tucked away in a quiet cul-de-sac (impasse), giving the property a surprisingly private feel. You enter the main house through the former horse stable — a spectacular 55.5 m² space that has intentionally been left in its original state. With its exposed beams, authentic stonework and rustic character, it immediately sets the tone: this is a home with history and personality.

From the stable, glass sliding doors (with curtains for privacy) lead into the gîte, while another door connects to the additional ground-floor spaces: a 22 m² room (non-aménagé), a 15 m² utility room with sink, and the 58.25 m² garage. A staircase then leads up to the main living areas.

The main house: bright volumes and outdoor living

On the first floor, a 13.5 m² hallway leads...

LOCAL TAXES

Taxe foncière: **3956 EUR**

Taxe habitation: **EUR**

NOTES