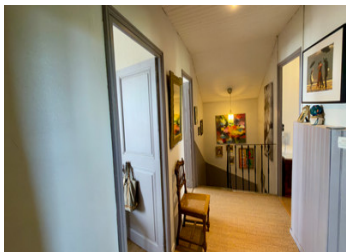


## Canal-Side 4-Bed Village House with Garden & Office – Fully Renovated – DPE B



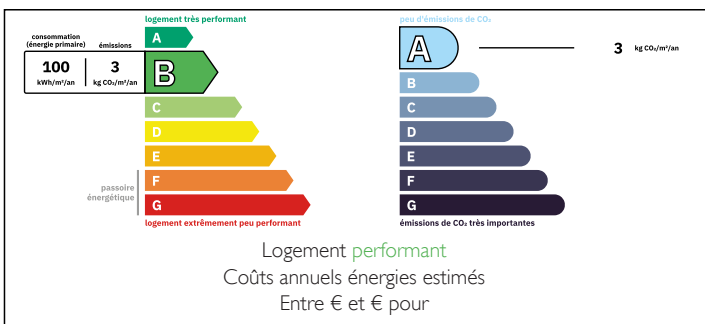
## INFORMATION

Town:	Sallèles-d'Aude
Department:	Aude
Bed:	5
Bath:	1
Floor:	147 m <sup>2</sup>
Plot Size:	200 m <sup>2</sup>

## IN BRIEF

Wake up beside the Canal de la Robine in the lively village of Sallèles-d'Aude. This beautifully renovated 147m<sup>2</sup> village house combines authentic French character with modern comfort, offering four bedrooms, a home office, a private garden and rare rear access—all with an excellent DPE B energy rating.

## 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: 1799 EUR**

## NOTES

## DESCRIPTION

Set along the beautiful Canal de la Robine in the lively village of Sallèles-d'Aude, this attractive village house offers the perfect combination of character, comfort and energy efficiency. Fully renovated in 2010, including the roof, electrical installation, heating system and kitchen, the property is ready to enjoy without major work.

Offering approximately 147m<sup>2</sup> of living space, the house welcomes you into a spacious, open-plan ground floor where the living room flows naturally into the dining area and fitted kitchen. This bright, sociable layout is ideal for everyday family life as well as entertaining.

Upstairs, a separate office provides an excellent space for remote working, studying or creative pursuits. The house also offers four comfortable bedrooms and a family bathroom, making it well suited to permanent living, a holiday home or a rental investment.

To the rear, the property opens onto a 110m<sup>2</sup> private garden, offering plenty of space for outdoor dining, relaxing or gardening. Rare rear access adds significant practicality, making it easy to bring in bicycles, gardening equipment or simply access the garden independently of the house.

Located on the banks of the Canal de la Robine, a UNESCO World Heritage waterway, the property enjoys a sought-after setting in one of the Minervois region's most welcoming villages. Shops, cafés, restaurants, schools and everyday amenities are all within walking distance, while Narbonne, the Mediterranean beaches and Béziers are all within easy reach.

With its generous accommodation, quality renovation, excellent DPE B energy performance and enviable canal-side location, this is...