

Character house with garden by the Canal du Midi in popular Minervois village

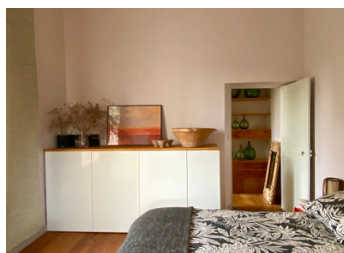


INFORMATION

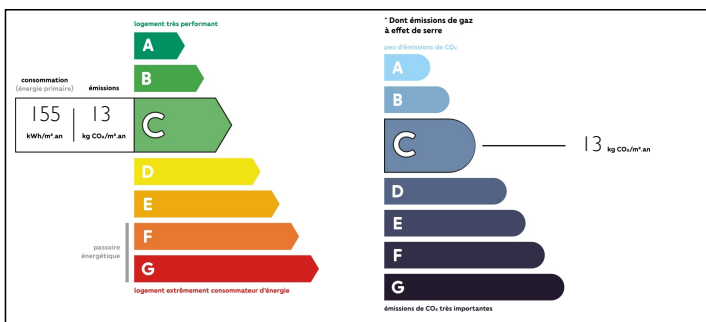
Town:	Sallèles-d'Aude
Department:	Aude
Bed:	4
Bath:	4
Floor:	210 m2
Plot Size:	250 m2

IN BRIEF

Discover a meticulously renovated stone house on the Canal du Midi in the sought-after village of the Minervois. Boasting four bedrooms with ensuite bathrooms, this residence offers a perfect blend of character and modern comfort. The open-plan living, kitchen, and dining areas, along with a second reception room, all have a great view on the Canal. Enjoy the warmth of a magnificent fireplace or retreat to the private garden, ripe with potential.

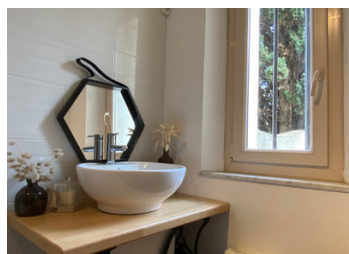


ENERGY - DPE



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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

Nestled in the enchanting village of Sallele d'Aude, this captivating character stone house along the picturesque Canal du Midi beckons those seeking a dream residence in the heart of the South of France. This meticulously renovated property stands as a testament to architectural charm of the region and modern convenience.

The open plan living, kitchen, and dining area form the heart of the home, seamlessly connecting spaces and providing a welcoming environment for socialising or relaxation. The main living area features a magnificent open fireplace, adding a touch of romance and comfort. A second expansive reception room further enhances the living space, offering versatility for entertainment, leisure, or quiet retreats.

With four generously sized bedrooms, each with ensuite bath or shower rooms, this property ensures a luxurious and private haven for its occupants.

Completing this remarkable property is a large garage with an extensive area ideal for a workshop.

Stepping outside, a private garden awaits, offering untapped potential for the green-thumbed or those envisioning an alfresco oasis.

For outdoor enthusiasts, this region is a cyclist's paradise, with scenic routes awaiting exploration. Boating enthusiasts will appreciate the easy access to the canal, providing a gateway to leisurely days on the water.

Ideal for both primary and second-home seekers, the property is 20 minutes from Narbonne, half an hour to Mediterranean beaches, and two hours to skiing—an inviting haven for all seasons.

In summary, this stone house embodies the epitome of French living, offering a harmonious blend of historic charm, modern...

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