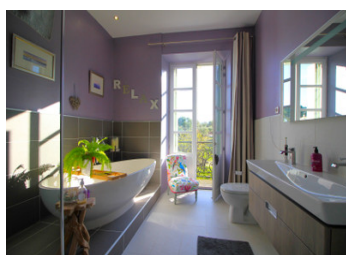
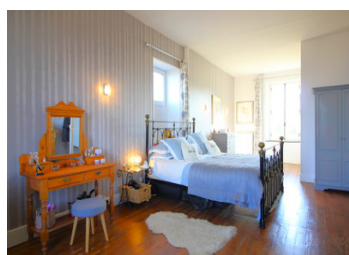
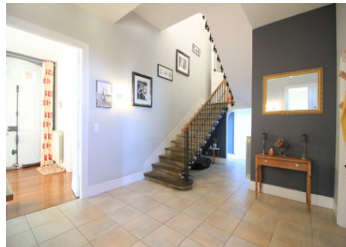
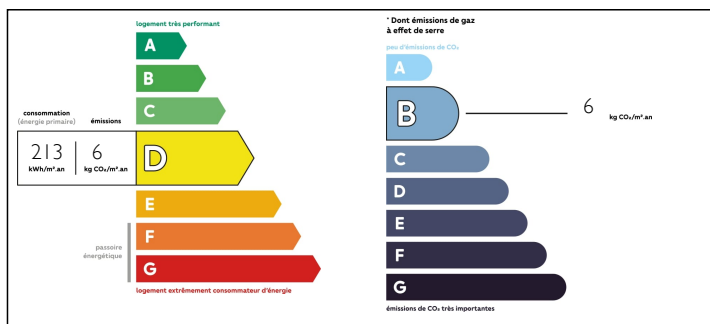


Stunning spacious village property set in extensive grounds with two independant gites and swimming pool.



## ENERGY - DPE



## INFORMATION

Town:	Marseillette
Department:	Aude
Bed:	10
Bath:	5
Floor:	413 m2
Plot Size:	6645 m2

## IN BRIEF

Fabulous character property of 295m², nestled close to the Canal du Midi in the charming village of Marseillette. Upon entering, the hallway welcomes you with its striking stone staircase. The sleekly designed kitchen, complete with integrated appliances and a spacious dining area, beckons culinary enthusiasts. Adjacent, the luminous lounge awaits, boasting a triple-window aspect, accentuated by a captivating feature fireplace. Office plus downstairs wc, utility area and large garage. The first floor has a master bedroom with en-suite facilities, three additional bedrooms, and a sumptuous main bathroom. Large games room/bedroom with its own en-suite, providing ample space for entertainment. The estate comprises two independent 2-bedroom gîtes, each 58m², perfect for generating rental income. A stunning 10x5 heated swimming pool, surrounded by lush gardens with mature olive and pine trees, creating a tranquil oasis. Driveway with parking plus a boathouse ..

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

- Complete Photo Collection Available Upon Request
  - Meticulously renovated property to an exceptionally high standard
  - Features double glazing throughout
  - New shower rooms
  - Fully equipped kitchen and efficient fuel heating with a new boiler
  - Stunning 10m x 5m heated pool with a decked terrace and new liner (2021)
  - Enjoy leisurely moments under the covered terrace
  - Private seating areas provided in both furnished gites
  - Nestled amidst the picturesque Minervois Vineyards
  - Serene setting along the Canal Du Midi, with local amenities including a restaurant, epicerie, and post office
  - Strategic location just 16km from the historic Citadel of Carcassonne
  - 42km from Narbonne and 62km from the inviting Mediterranean beaches
  - Excellent travel connections with flights available from nearby airports such as Montpellier, Toulouse, Beziers, Carcassonne, and Perpignan.
- Don't miss the opportunity to explore this exceptional property first-hand. Schedule your visit today!

## LOCAL TAXES

**Taxe foncière: 6210 EUR**

## NOTES

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