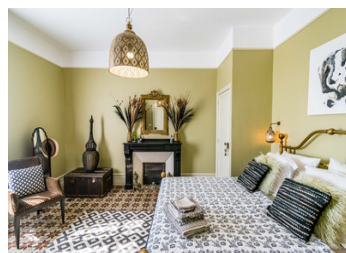
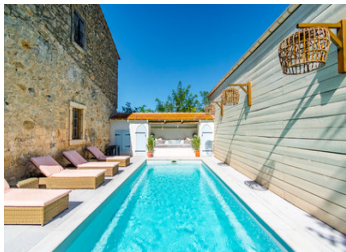


Majestic Maison de Maître with an Independent Gîte, Pool, Grounds, and Outbuilding Located 12km from Narbonne

EXCLUSIVE



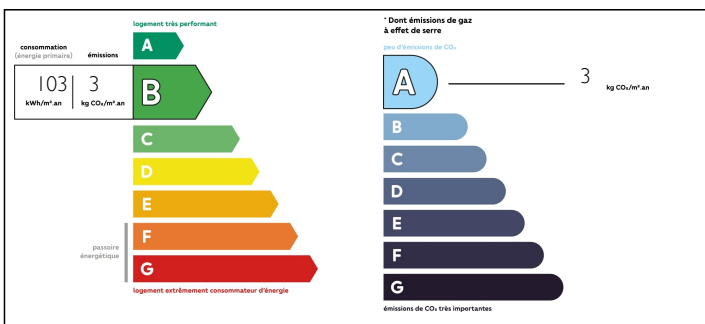
INFORMATION

Town:	Saint-Nazaire-d'Aude
Department:	Aude
Bed:	6
Bath:	5
Floor:	318 m ²
Plot Size:	1500 m ²

IN BRIEF

This breathtaking 19th century property loaded with character and fully restored is perfect for a family home and has excellent business potential as a B&B and/or Gîte business. The mammoth-sized outbuilding gives plenty of opportunity for a wedding venue, yoga retreat, or it would make the perfect place to store collectible cars. Upon entering this stunning property, you'll be impressed by the façade of this upscale home with its gorgeous, pale-blue shutters. There are separate entrances to both the main home and the gîte. The main entrance opens into a luxurious hall with high ceilings, which is decorated with colourful, geometric tiles and from there gives access to all the ground floor rooms and the curving staircase with its wrought iron balustrade...

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

Upon entering this stunning property, you'll be impressed by the façade of this upscale home with its gorgeous, pale-blue shutters. There are separate entrances to both the main home and the gîte. The main entrance opens into a luxurious hall with high ceilings, which is decorated with colourful, geometric tiles and from there gives access to all the ground floor rooms and the curving staircase with its wrought iron balustrade.

Behind the staircase, there is a door that leads to a 46m² cellar. This would be a great place for a wine enthusiast to store precious wine.

To the right, there is a beautiful 19m² reception room with a decorative marble fireplace, and rustic wooden floors that give contrast to the elegant decorative wallpaper and light fixtures.

On the other side of the hall is the entrance to the 45m² open-concept lounge, dining room, and kitchen area. You'll be amazed at the amount of light in this room and the attention to detail that has been given to make this a relaxing, comfortable area to live in. Here you'll also find spectacular decorative tiles, a marble fireplace, and two sets of exquisite French doors leading to the hall.

The stylish, open-concept kitchen has been designed for convenience and would impress any home chef with its state-of-the-art appliances. There is also a wood-burner here that is great for warming up with on a cool winter's night.

Back to the main hall...

LOCAL TAXES

Taxe foncière:

1243 EUR

NOTES