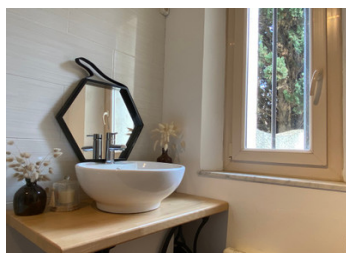
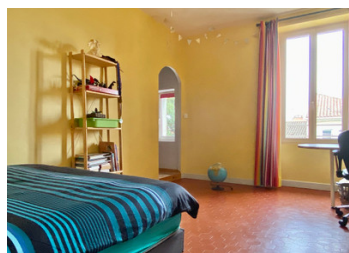
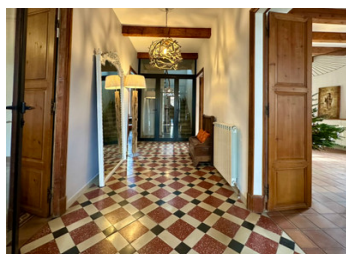


Renovated Character Stone House with Garage, Garden and Attic Potential in a Popular Canal-Side Village



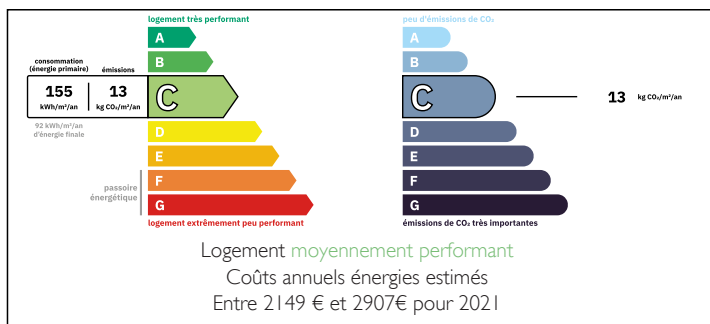
INFORMATION

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

IN BRIEF

Character stone house of approximately 210m² overlooking the Canal de Jonction in the heart of Sallèles-d'Aude. The main accommodation has been renovated and is ready to enjoy immediately, while a substantial attic offers scope for further development. Combining period charm, generous living space, a private garden and large garage, this is a rare waterside property in one of the most attractive villages of the Narbonne region.

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

Located in the heart of the popular village of Sallèles-d'Aude, this attractive stone property offers a rare combination of character, comfort and future potential.

The main living accommodation has been thoughtfully renovated, creating a welcoming home that can be enjoyed immediately without the need for major work. Generous proportions, natural light and original architectural features combine to create a property full of charm and authenticity.

The house offers approximately 210m² of living space and is equally suited as a permanent residence, holiday home or hospitality project. The principal accommodation is already finished and comfortable, while a substantial attic remains available for conversion, offering scope for additional living space, a studio, home office or hobby room if required.

A private garden and large garage add further practicality and appeal, particularly within a village setting.

Sallèles-d'Aude is one of the most desirable villages in the Narbonne area, known for its relaxed lifestyle, everyday amenities and attractive waterways. The property overlooks the Canal de Jonction, which links the Canal du Midi with Narbonne and the Mediterranean, and is within easy reach of Narbonne, Béziers, airports and Mediterranean beaches.

A charming and spacious property that offers the reassurance of renovated accommodation today, together with the opportunity to add value and personalise additional space in the future.

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

NOTES