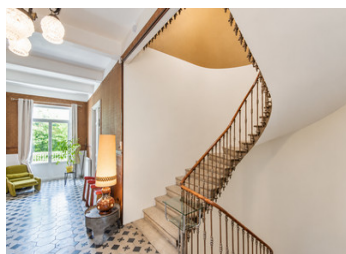


Impressive 460 m character property with separate 4-bed gîte, pool and garden near Narbonne



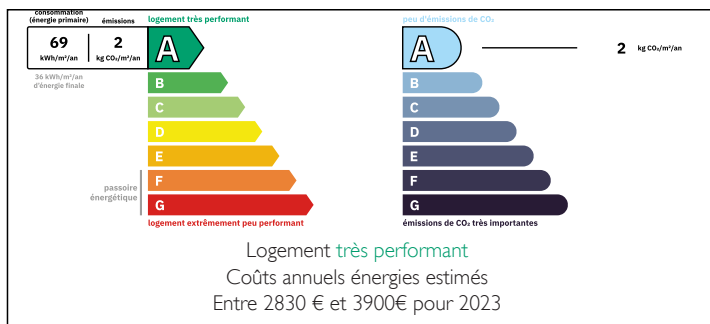
INFORMATION

Town:	Canet
Department:	Aude
Bed:	9
Bath:	6
Floor:	460 m2
Plot Size:	1344 m2

IN BRIEF

Rare opportunity in the heart of Canet: a substantial character property offering around 460 m² of living space across a 5-bedroom maison de maître and a fully renovated 4-bedroom gîte. Set around a south-facing garden with a 5 × 3 m saltwater pool and terrace, the property is ideal for an extended family, multigenerational living or a tourism project. The main house retains generous proportions and period character, while an entire upper floor offers further development potential. A 134 m² garage, additional outbuilding, excellent DPE A rating and village amenities within walking distance complete this highly versatile property, only around 20 minutes from Narbonne.

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: **3484 EUR**

NOTES

DESCRIPTION

DETAILED DESCRIPTION

Set in the lively wine-growing village of Canet, around 20 minutes from Narbonne and just 5 km from the Canal du Midi, this substantial character property offers approximately 460 m² of living space across two separate houses.

The ensemble comprises a spacious 5-bedroom maison de maître, a fully renovated 4-bedroom second house currently used as a gîte, a south-facing garden with swimming pool, a large garage and an additional outbuilding with conversion potential.

With nine existing bedrooms, generous reception spaces and further undeveloped accommodation on the top floor of the main house, the property lends itself equally well to a large or multigenerational family, guest accommodation, rental activity or a hospitality project.

Despite its historic character and generous proportions, the property also benefits from an excellent DPE A energy rating.

MAISON DE MAÎTRE

The main house retains the generous room proportions and character associated with a traditional maison de maître.

The front door opens into an impressive entrance hall of approximately 33 m², which forms the central axis of the ground floor.

On the street side is a 22 m² reception room, while the 22 m² kitchen overlooks the garden. A useful 4.5 m² storage room connects these two spaces.

Also on the ground floor is a 20 m² bedroom with its own 7.5 m² bathroom, making this level particularly practical for guests or anyone wishing to avoid stairs.