

Character home + 2-bed gîte, 3-car garage & patios in Sigean, 14 min from beach



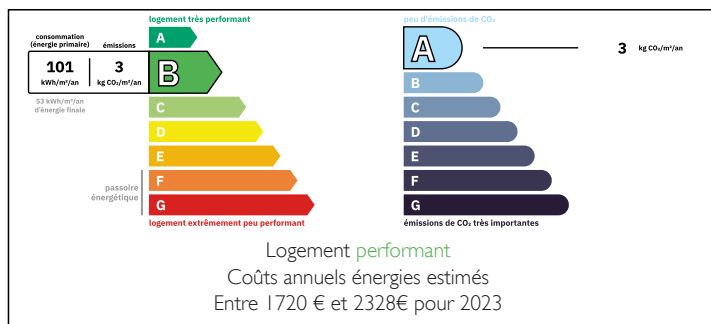
INFORMATION

Town:	Sigean
Department:	Aude
Bed:	6
Bath:	2
Floor:	245 m2
Plot Size:	77 m2

IN BRIEF

Character property in central Sigean with a spacious 4-bedroom main house, independent 2-bedroom gîte, two private outdoor areas and a rare 3-car garage, around 14 minutes from the Mediterranean. The main house features a striking cathedral-ceiling living room with open-plan kitchen and a private south-west-facing patio. The gîte has its own street entrance and a private south-east-facing courtyard. A large former stable with original features adds further character and flexible space for hobbies, storage, a studio or future projects. Additional ground-floor spaces offer even more flexibility. Shops, cafés and restaurants are all within walking distance.

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.



LOCAL TAXES

Taxe foncière: 3956 EUR

NOTES

DESCRIPTION

In the heart of Sigean, within easy walking distance of shops, cafés, restaurants and everyday amenities, this highly unusual character property combines a spacious 4-bedroom main home, an independent 2-bedroom gîte, two private outdoor areas and a substantial garage with space for up to three cars.

The Mediterranean beaches at Port-la-Nouvelle are around 14 minutes away by car, making this an appealing option for permanent living, a second home, multigenerational use or a property with flexible guest or rental accommodation.

According to the owners, the property underwent extensive renovation approximately 15 years ago, including a comprehensive renovation of the roof.

FORMER STABLE AND CHARACTER SPACE

The main entrance is tucked away in a quiet impasse and leads into one of the most distinctive parts of the property: the 55.5 m² former horse stable. The space retains much of its original rustic character, including exposed beams, stonework and the old feeding troughs, and today forms an atmospheric entrance between the different parts of the property. It could remain as an impressive character space or lend itself to a variety of future uses such as a reception area, artist's studio, games room, gym, workshop or home office.

From here, glass sliding doors give access to the independent gîte, while another doorway connects with the additional ground-floor rooms and garage. A staircase leads directly from the former stable to the first floor of the main house.

MAIN HOUSE

The principal living accommodation is arranged over the upper floors. On the first floor, a hallway...