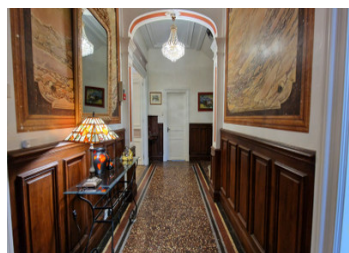
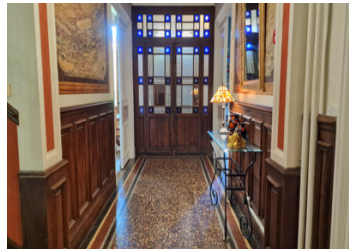


Stunning elegant Maison de maître full of original features, 4 ensuite bedrooms ,pool and gardens



INFORMATION

Town:	Saint-Laurent-de-la-Cabreris
Department:	Aude
Bed:	4
Bath:	4
Floor:	260 m2
Plot Size:	1005 m2



IN BRIEF

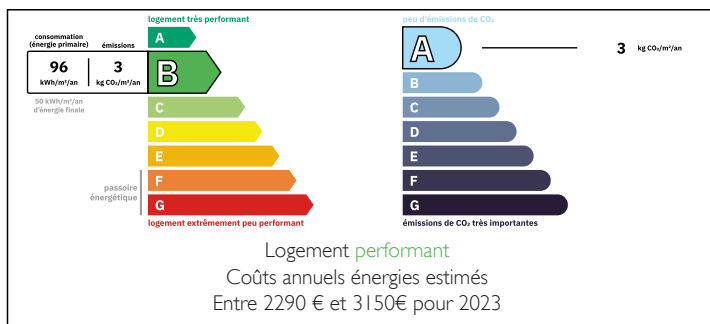
Inspired by a bride's wish to recreate her Parisian home in southern France, this nineteenth-century Maison de Maître is steeped in history and beautifully restored to its former glory by the current owners.

Stained-glass doors, ornate mouldings, original parquet and tiled floors, wood-panelled walls, elegant wooden doors and marble fireplaces evoke Parisian bourgeois elegance. Around 260 m² of living space offers four spacious en-suite bedrooms and elegant reception rooms, with a further 125 m² to renovate.

Extensive improvements blend period charm with modern comfort, double glazing, reversible air conditioning, a new roof in 2025 and an excellent B energy rating. A private walled garden, swimming pool and secure parking complete this distinctive home.

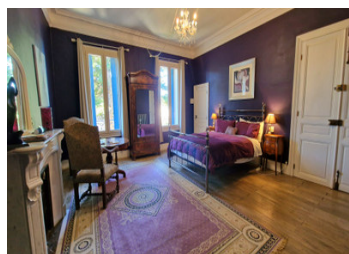
Ideal for luxury chambres d'hôtes or an exquisite

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: 3201 EUR

NOTES

DESCRIPTION

Ground floor

- A grand entrance hall introduces the home's elegant proportions and period charm.
- Beautiful **29 m² reception room** with wood-paneled walls, a marble fireplace and original parquet flooring.
- Elegant **27 m² dining room** featuring a marble fireplace and stined glass double doors opening onto the garden.
- Characterful **16 m² kitchen** with Caunes-Minervois marble details and direct garden access.
- Spacious bedroom with a private en-suite shower room.
- Large utility room and separate pantry.

First floor

- An elegant stone staircase leads to three generously proportioned bedrooms, each with its own en-suite shower room.

Additional space

- Stone stairs continue to the top floor, where approximately **120 m²** awaits renovation, offering excellent scope to create further accommodation.
- A substantial **110 m² cellar** provides extensive storage and space for other uses.

Garden and outdoor living

- Charming walled garden planted with Mediterranean trees and shrubs, with inviting areas for outdoor dining and relaxation.
- **8 × 4 m swimming pool**.
- Large entrance gates opening onto secure parking for up to four vehicles.
- Garage/storage area.
- Characterful dovecote housing the pool equipment.