

Charming Canal-Side Home with Year-Round Indoor Pool and Private Garden in Picturesque Sallèles-d'Aude



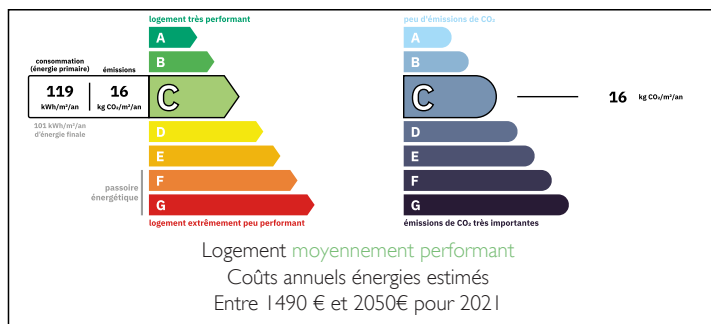
INFORMATION

Town:	Sallèles-d'Aude
Department:	Aude
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	166 m2

IN BRIEF

Charming 4-bedroom home on the canal in Sallèles-d'Aude, combining character, comfort, and year-round living. The star feature is the 41 m² indoor pool with counter-current system, perfect for exercise or relaxation. Adjoining, a 40 m² leisure/storage area adds flexibility. Living spaces include a versatile 25 m² room (office, TV room, or 2nd lounge), a bright 26 m² living room with fireplace, and a dining area with open kitchen leading into a 21 m² veranda. A large 21 m² utility room adds practicality. The peaceful garden offers two terraces, a stone BBQ, and a well; covered parking for two cars is accessed via an electric gate. Upstairs are two 16 m² bedrooms with fitted wardrobes and French windows, a bathroom with bathtub + walk-in shower, and WC. The top floor has two further bedrooms and a shower room with...

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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: 3400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this inviting 4-bedroom home on the banks of the canal in picturesque Sallèles-d'Aude, offering the perfect blend of character, comfort, and year-round enjoyment.

The highlight of the property is its 41 m² indoor swimming pool with counter-current system, allowing you to swim, relax, or entertain in any season. Adjacent, a 40 m² leisure and storage area provides flexibility for hobbies, fitness, or simply unwinding with family and friends.

The main living areas are equally generous: a versatile 25 m² room (ideal as a study, media room, or second lounge), a bright 26 m² living room with fireplace, and a dining area with open-plan kitchen leading into a light-filled 21 m² veranda overlooking the garden. A spacious 21 m² utility room adds practicality for everyday living.

Outside, the peaceful garden offers two terraces, a stone barbecue, and a well for irrigation. At the rear, covered parking for two cars is easily accessed via an electric gate.

Upstairs, two 16 m² bedrooms each with fitted wardrobes and French windows share a modern bathroom with both bathtub and walk-in shower, plus a separate WC. On the top floor, two further bedrooms with sloping ceilings and a shower room with WC provide additional comfort and privacy.

The property benefits from gas heating, double glazing, and a recently replaced roof. The pool liner was changed three years ago, and while the pool is currently unheated, installation of a heat pump is possible.

Sallèles-d'Aude is a charming canal-side village with shops, restaurants, and a vibrant...