

## Character Village Property with Independent Gîte, with Patios and Large Garage in Sigean, 14 min to the Beach

EXCLUSIVE



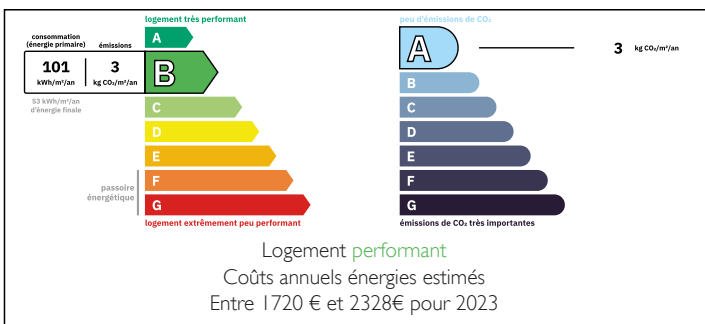
## INFORMATION

Town:	Sigean
Department:	Aude
Bed:	6
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	292 m <sup>2</sup>

## IN BRIEF

Renovated former agricultural building in the heart of Sigean, within walking distance of restaurants and shops and only 14 minutes from the beach. The property consists of a spacious main house and a fully independent gîte with its own entrance and 50 m<sup>2</sup> courtyard. Both can also be connected internally via the impressive 55.5 m<sup>2</sup> former stable. The main house offers a bright cathedral-ceiling living room with open-plan kitchen, 4 bedrooms, and a 27 m<sup>2</sup> south-west-facing patio. The gîte includes 2 bedrooms. A major advantage is the 58.25 m<sup>2</sup> garage. Ideal as a family home with rental potential, guest accommodation or furnished long-term rental.

## 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.



## DESCRIPTION

In the heart of Sigean, within easy walking distance of restaurants, cafés and supermarkets, and only 14 minutes from the Mediterranean beaches, this beautifully renovated former agricultural building offers a rare and highly versatile layout: a spacious main house, a fully independent gîte with its own courtyard, and a large 58 m<sup>2</sup> garage — a true luxury in a village setting.

Renovated around 15 years ago (including a complete roof overhaul), the property is connected to mains drainage and has been thoughtfully arranged to suit a wide variety of lifestyles: a comfortable family home with guest accommodation, a multigenerational setup, or a home that generates a reliable rental income.

A unique arrival through the former stable

The entrance to both homes is tucked away in a quiet cul-de-sac (impasse), giving the property a surprisingly private feel. You enter the main house through the former horse stable — a spectacular 55.5 m<sup>2</sup> space that has intentionally been left in its original state. With its exposed beams, authentic stonework and rustic character, it immediately sets the tone: this is a home with history and personality.

From the stable, glass sliding doors (with curtains for privacy) lead into the gîte, while another door connects to the additional ground-floor spaces: a 22 m<sup>2</sup> room (non-aménagé), a 15 m<sup>2</sup> utility room with sink, and the 58.25 m<sup>2</sup> garage. A staircase then leads up to the main living areas.

The main house: bright volumes and outdoor living

On the first floor, a 13.5 m<sup>2</sup> hallway leads...

## LOCAL TAXES

Taxe foncière: **3956 EUR**

Taxe habitation: **EUR**

## NOTES