

Exceptional Renovated Barn with 3 Ensuities, Pool and 3,600 m of Private Grounds in the Heart of Le Somail

EXCLUSIVE



INFORMATION

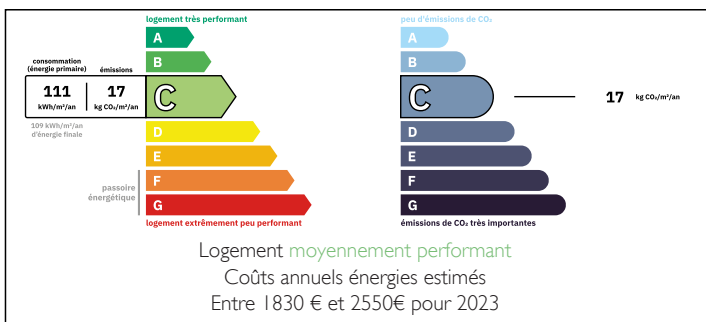
Town:	Saint-Nazaire-d'Aude
Department:	Aude
Bed:	3
Bath:	3
Floor:	214 m2
Plot Size:	3596 m2

IN BRIEF

An exceptional former barn, transformed over two decades into an elegant home, set within more than 3,600 m² of private landscaped grounds, just a short stroll from the cafés, galleries and canal-side atmosphere of Le Somail.

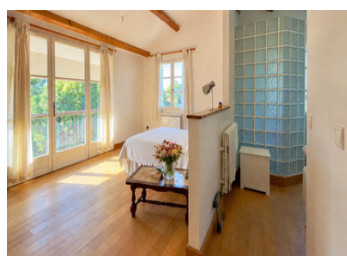


ENERGY - DPE



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: 4000 EUR

NOTES

DESCRIPTION

Set in the heart of the picturesque hamlet of Le Somail, just moments from the Canal du Midi, this exceptional former barn has been beautifully transformed into an elegant home where authentic character meets contemporary comfort.

Lovingly renovated over more than twenty years and completed in 2019, the property offers 214 m² of beautifully appointed living space. Exposed beams, generous volumes and abundant natural light create a warm and welcoming atmosphere throughout. The impressive 63 m² open-plan kitchen and living area forms the heart of the home, complemented by a separate sitting room and three spacious ensuite bedrooms.

Outside, the property sits within 3,617 m² of beautifully landscaped, park-like grounds, complete with a 12 x 4 m swimming pool, garage, carport, outbuildings and an automatic irrigation system supplied by a private well. Offering exceptional privacy, the gardens create the feeling of a private country retreat while remaining within easy walking distance of Le Somail's renowned restaurants, galleries, cafés and famous bookshop.

A rare opportunity to own an outstanding character home in one of the Canal du Midi's most sought-after destinations, where lifestyle, history and modern comfort come together in perfect harmony.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>