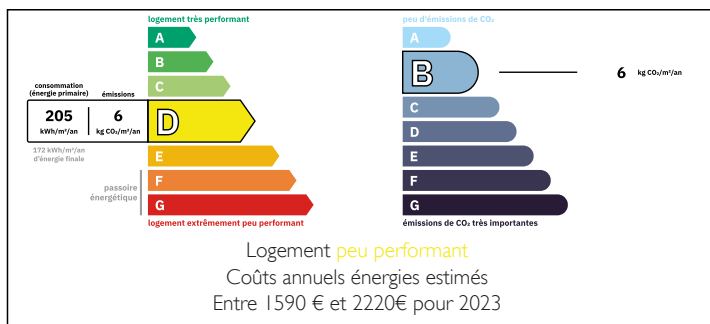


Beautifully Renovated 3-Bedroom Stone House with Pool & Stunning Views near the Canal du Midi, Gîte Business

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Marseillette
Department:	Aude
Bed:	3
Bath:	1
Floor:	139 m2
Plot Size:	307 m2

IN BRIEF

Discover this beautifully renovated home in the charming village of Marseillette, ideally located between Carcassonne and Lézignan-Corbières.

From the moment you arrive, this property has a wonderful holiday atmosphere, with a private, secluded garden, heated swimming pool, pétanque court and superb views. It is a home where you can genuinely feel on holiday all year round.

Inside, modern comfort combines with character. The spacious living area features a cathedral ceiling, exposed beams and an open-plan fitted kitchen, creating a bright and welcoming space. A separate utility room provides additional storage.

The property offers 3 air-conditioned bedrooms, a bathroom and WC. A pellet stove provides cosy heating in the living area, while reversible air conditioning ensures comfort in the bedrooms.

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: 1655 EUR

Taxe habitation: 1300 EUR

NOTES

DESCRIPTION

The house has been perfectly renovated and carefully maintained, with the roof inspected and serviced this winter. Additional features include a water softener, heated pool and reversible air conditioning.

Located close to the Canal du Midi, Marseillette is a peaceful and picturesque village surrounded by vineyards, while Carcassonne and Lézignan-Corbières are both easily accessible.

The property also has excellent summer rental potential, making it equally attractive as a permanent home, a second home or an investment.

A turnkey property with character, privacy, a pool and beautiful views — a true little holiday haven in the heart of the Aude.

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