



EXCEPTIONAL RENOVATED BARN WITH 3
ENSUITES, POOL AND 3,600 M² OF PRIVATE
GROUNDS IN THE HEART OF LE SOMAIL

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PROPERTY FACT FILE

REFERENCE	A45952IEG11
PRICE	€ 795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	214 m ²
LAND	3596 m ²
TOWN	Saint-Nazaire-d'Aude
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change



- Exceptional Barn Conversion
- 214 m² of Elegant Living
- 3,600 m² Park-Like Grounds with Well Irrigation
- Large Pool, Garage & Carport
- Heart of Le Somail & Canal du Midi (

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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.

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>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45952IEG I I>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

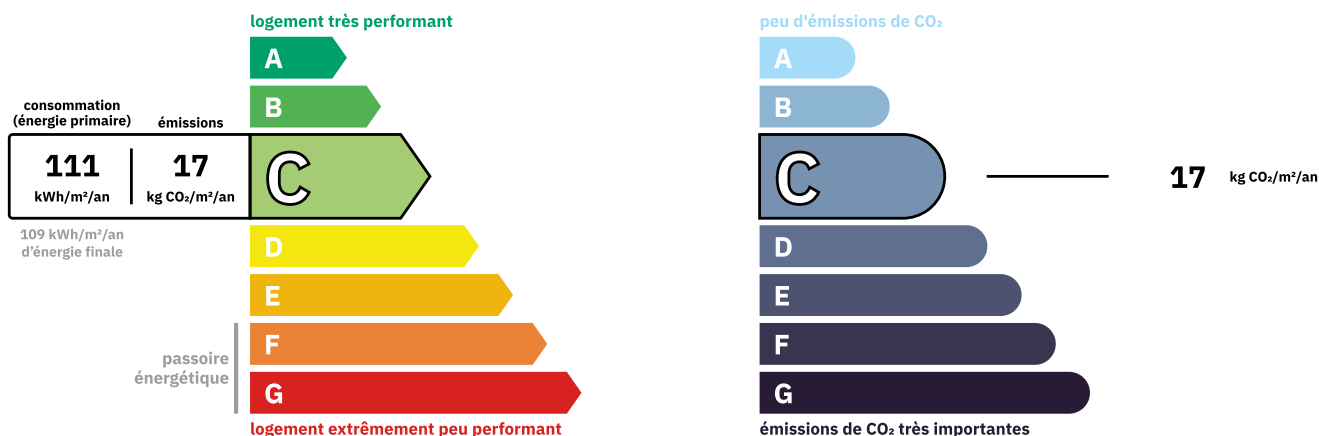
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property Moderately efficient
Estimated annual energy costs
between 1830 € and 2550€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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