



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 472,000€ (incl. agency fees payable by vendor)

Remarkable historic property with garden in village close to Canal du Midi



Remarkable, characterful property, forming an independent part of a medieval Chateau in the village of Canet offering over 350m² of habitable space comprising 4 bedrooms, 3 bathrooms, with a 500m² garden. The property has been renovated in most part by its current owners but retains much of its character and uniqueness. The entrance to the building opens onto a grand living room with an impressive cathedral ceiling (5m high) and exposed stone walls. A monumental original stone cut window surround and stone fireplace dominate this room. Off the living room is a dining room with fitted kitchen and a WC. Next to the living room is a garage with a mezzanine floor, which could be converted into an independent apartment, if desired.

The first floor is accessible by 2 staircases- an original stone spiral staircase or a classic one from the living room. This floor comprises 4 bedrooms, 3 bathrooms and a hall. The massive master suite comprises an en-suite bathroom (with spa bath) and a mezzanine floor. One of the other bathrooms is also en-suite. Another stone spiral staircase leads to a luminous attic, with superb old beams and massive stone walls. This space is currently undeveloped but could be converted into extra accommodation.

Outside the garden is to the back of the house, at a lower level to the ground floor. At the back of the building there a terrace, with stone steps leading down to the garden. The mature garden has direct access to the street and is large enough to take a swimming pool.

Furthermore, on the garden level, there are 2 rooms with original vaulted stone ceilings, which can also be accessed via the living room.

Throughout the building there are unique features pointing to its original architecture and history. Whilst the current owners have carried out extensive renovations, there is still plenty of room for further development. A 'one of a kind' property that would make a resplendent home or guest house!

Lower Ground Floor:

2 vaulted ceiling rooms or around 100m²

Ground Floor:

Living room –50m²

Kitchen /Dining room – 34m²

WC – 2m²

****non contractual information****

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Garage – 23m²

Mezzanine – 22m²

1st Floor:

Bedroom 1 – 40m² with en-suite of 10m² and mezzanine of 25m²

Bedroom 2 – 30m² with en-suite of 7m²

Bedroom 3 – 18m²

Bedroom 4 – 12m²

Bathroom – 10m²

Hall – 9m²

2nd Floor:

Attic space of around 100m² (head height around 40m²)

General:

Oil fired central heating

Double glazing throughout

Electric radiators

Roof refurbished 9 years ago

Mains drainage

Tax Foncière approx. 1600€p.a

Lieu :

Canet - Large, lively village close to the Canal du Midi with all amenities including café/bar, general store, etc. 14 kilometers from Narbonne, 30 minutes from Carcassonne and beaches and 45 minutes from airports at Béziers and Perpignan

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