



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 385,000€ (incl. agency fees payable by vendor)

Elegant Maison du Maître with sunny courtyard and large garage in Canal du Midi village



Elegant, completely renovated Maison du Maître for sale in popular canalside village offering approximately 240m² of habitable space with up to six bedrooms and two bathrooms, a secluded courtyard garden, and a large garage and developable attic space totalling over 150m².

This substantial property, with its handsome honey hued stone façade, has been lovingly renovated in the last ten years, retaining plenty of its original features such as the encaustic tiles, wooden beams and original woodwork. Enter via a hand-made solid oak front door into an impressive through hallway with original 19th century floor tiles and a beautiful ceiling with plaster mouldings. To the right is the library or bedroom 4, a guest toilet, a fully fitted kitchen and a utility room. To the left is a stylish double aspect salon/dining room with exposed stone walls and beams, and a log burning fireplace.

A classic stone and forged iron staircase leads to a first-floor hallway again with original tiles. There are three further bedrooms on this floor, including a master bedroom plus a master bathroom, and a shared shower room with separate toilet. There is access to the convertible attic space from the master bedroom.

On the top floor there is an office space with windows looking over the courtyard plus a second salon, both of which could be used as bedrooms. A small landing leads to the convertible attic space (there are double-glazed windows plus glass roof tiles already installed here).

Outside, there is a pretty, enclosed courtyard garden with mature planting and patio. At the end of the garden, there is a covered terrace with barbeque and access into a spacious 2 storey garage.

This immaculate property functions very well as a large family home, ready to move into and requiring no additional works. Furthermore, it offers the possibility to extend the house or make a separate and independent apartment in the undeveloped attic and/or garage.

Ground Floor:

Hallway - 16.2m²

Salon/dining room- 42.2m²

Kitchen - 16.5m²

****non contractual information****

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Library- 15.2m²
Utility room - 2.6m²
WC - 2m²

1st Floor:

Hallway -12m²
Master Bedroom - 23m²
Master bathroom – 14.6m²
Bedroom 2 -17.6m²
Bedroom 3 - 13.8m²
Shower Room - 4.8m²
WC - 2.8m²

2nd Floor:

Salon 2 - 26.5m²
Office - 27m²
Attic - 44.1m²

Exterior:

Courtyard of around 200m²
Garage - 113m² x 2 floors

General:

Town gas central heating
1 X Airconditioning unit (reversible)
Double glazing to front elevation and top floor
Roof of main house insulated to high standard
Water heaters around 5 yrs old
Well and automatic watering system
Mains drainage
Smoke alarm
Tax Foncière approx. 3174€p.a

Location:

Argeliers - Large village bordering the Canal du Midi with all amenities including 3 restaurants, supermarket, bakery, butchers etc. and weekly market, 23km from Narbonne, 25km from Beziers, 36km from beaches and under an hour from airports at Beziers, Carcassonne and Perpignan

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