



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 549,000€

Exceptional Maison de Maître with garden and views on the banks of the Canal du Midi



Exceptional, recently renovated Maison de Maître, in a prominent location on the banks of the Canal du Midi, offering approximately 300m² of habitable space with vast double height living room, 6 bedrooms, 4 bathrooms and spacious kitchen set in a private plot of 820m² with swimming pool and large garage. This impressive home has been completely restored to the highest standards by its current owners over the last few years, with the addition of a new kitchen, bathrooms, roof and swimming pool, yet preserving the character of the property and period features throughout.

On the ground floor, a spacious entrance hall opens onto a snug salon/TV room on one side and the kitchen on the other, which has double French doors onto a shaded dining terrace. There is also a cloakroom, WC and back kitchen on this floor. The garage, which is attached to the house can be accessed from the back kitchen or through large garage doors from the garden.

The first floor comprises the master bedroom with en-suite bathroom, 2 further bedrooms, a large family bathroom and a stunning double height (6m) living room with exposed beams and walls, and a feature agricultural winch. On the top floor, there are 2 more bedrooms, a bathroom and another room with an en-suite bathroom, which is currently used as an office but could just as well be a 6th bedroom.

The walled private garden of approximately 700m² comprises a pool area with 8m x 4m swimming pool, and shaded dining and seating areas. There is also off-street parking for up to 3 cars.

With its style, grandeur and prominent position in a much sought after village, this property is a rare and exclusive find.

Ground Floor:

Entrance hall – 24m²
Salon/TV room – 20m²
Kitchen – 32m²
Back kitchen – 20m²
Cloakroom – 4m²
WC – 2m²
Garage – 75m²

1st Floor:

Hallway – 22m²
Living room - 90m²



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Bedroom 1 – 20m² with en-suite bathroom – 11m²

Bedroom 2 – 19m²

Bedroom 3 – 14.6m²

Bathroom (bath & shower) – 14.6m²

2nd Floor:

Hall – 15.7m²

Bedroom 4 - 23m²

Bedroom 5 - 22m²

Bathroom – 14.5m²

Office -28m² with en-suite bathroom – 9.6m²

General:

2 log burning stoves

Partially double glazed

New plumbing and wiring

Mains drainage

Smoke alarm

Tax Fonciere – 1417€p.a

Location:

Homps - Popular Canal du Midi village with all amenities including several restaurants, cafés etc., and a recreational lake with nautical activities and beach, 25 minutes from Narbonne, 40 minutes from Carcassonne and Beziers, under an hour from airport at Perpignan, 40 minutes from beaches