



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 387,000€

**Interesting property with gite,
garden and pool in popular Canal
du Midi village**



Interesting property ensemble, comprising 2 linked buildings, offering approximately 265m² of total habitable space set in an enclosed plot of 334m² with garage, 2 courtyards and a small swimming pool.

The habitable space is made up of a main house with 3 bedrooms and an independent one bed apartment in the second building. Original wrought iron gates open onto the first courtyard, with the entrance to the main house. On the ground floor of the main house, the entrance door opens onto a light and airy open plan living room/kitchen. The newly installed kitchen is fully fitted, with state-of-the-art modern fittings such as a retractable extract fan. Archways on either side of the kitchen open onto the dining room, which also has a bar area. There are sliding glass doors along the dining room, which open onto the second, more secluded courtyard, with a feature newly installed swimming pool. From the living room, there is access to the upper floors and to a cloakroom/laundry room.

On the first floor, a long hallway opens onto 2 bedrooms, and a shared bathroom. At the end of the hallway, a glazed door opens onto a sunny terrace that connects both houses and overlooks the second courtyard. On the top floor there is a large master suite with en-suite bathroom, to finish.

The apartment, with 62m² of habitable space, is on the first floor of the second building, above the garage. It has independent access via an exterior stone staircase from the front courtyard and also via the walkway that links the houses. The apartment comprises a large open plan living room and a mezzanine floor with a bedroom. The apartment has its own terrace with built-in stone barbeque.

The property is located in the heart of this popular and touristic village, in a secluded enclave. It has recently been refurbished to a very high standard, so is ready to move into and enjoy with just the attic bedroom in the main house to finish decoratively. A lovely private ensemble, with numerous possibilities for income generation.

Main house

Ground Floor:

Open plan living room, kitchen and dining room – 51m²

Dining room/bar – 20m²

Cloakroom/laundry room – 8m²

1st Floor:

Bedroom 1 - 16m²



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Bedroom 2 - of 16m²

Bathroom - 9m²

Hall/Corridor - 13m²

2nd Floor:

Master Bedroom -42m²

En-suite shower room – 9m²

Landing - 4m²

Second building

Ground Floor:

Garage of 53m²

1st Floor:

Open plan living room - 41m² including kitchen of 8m²

Shower room - 5.4m²

WC - 2m²

2nd Floor/Mezzanine:

Bedroom - 10m²

Mezzanine - 28m² (16m² over 2m in height)

Exterior:

Front courtyard - 103m²

Back courtyard - 46m² (with 4m x 2m pool)

first floor level walkway/terrace – 34m²

General:

Town gas fired central heating system

Double glazing throughout

Roof less than 10 years old

Tax foncière of approximately 2200€ p.a

Location : **Salleles d’Aude** - Beautiful and welcoming village with more than a thousand years of history on the banks of the Canal Du Midi with all commerce including 2 restaurants and a large supermarket, 15 minutes from Narbonne, 30 minutes from Beziers, 45 minutes from Carcassonne, 45 minutes from Perpignan and half an hour to the beaches