

Village house under renovation with garage



Prix: 191 000 €*

n°ref: 3474

Saint André de Roquelongue

**Spacious village house under conversion into loft offering about 300m² usable surface on 2 floors.
Garage/workshop of 76m² and a terrace of 20m² in front.
A habitable part is created which allows to live in the house during completion.
Situating in a sought-after wine growers' village with amenities
At 20 minutes from Narbonne.**



**document non contractuel **

Description

**habitable surface:* a temporary habitation of 70m² is created allowing to stay in the house during completion of works, a garage/workshop of 80m² on the ground floor, on the first floor a level of 100m²(6 m height) and a level of 50m² with possibility for roof terrace

**Ground floor:* kitchen with mezzanine, bathroom, lounge with mezzanine and the garage

1st floor: about 150m² with possibility to create roof terrace of 50m²

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**exterior(outside space) :* a terrace of about 20m² in front of the house, and possibility for roof terrace of 50m² on the first floor

**total plot size(including building):* 215m²

**number of bedrooms:* 2(mezzanines, reduced height)

**number of bathrooms:* 1(*shower, basin and toilet*)

**number of toilets:* 1

**condition of the building:* the house structure is in very good condition

**original elements:* *visible old stone, wooden beams*

**roof :* very good and insulated

**windows :* PVC double glazed windows and electric rolling gate for the garage

**heating:* none

**energy efficiency and climate rating :* no heating, non applicable

**connected to the mains water, electrics and public drains(mains sewage)*

**broadband and optical fibre available*

**receipt of mobile phone and 4G-network*

**date construction:* old stone house, around 1900

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**agency fees included in the asked price*

**excluding notary and registration fees: about 15 000€*

Our conclusion

Ideal space to create a house in loft style with large garage.

Habitable during works, good and decent structure to continue.

Situated in a wine growers village with amenities touching the Massif of Fontfroide Abbey.

At 20 minutes from Narbonne and 35 minutes Mediterranean beaches

45 minutes Carcassonne, Perpignan and Béziers

additional pictures and details available on demand:

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