

Villa with guesthouse, pool and garage on 1475m²



Price: 565 000 €*

n°ref: 3476

Region Thézan des Corbières :

Breathtaking views for this property comprising two houses and a garage. The houses are joined by a covered terrace equipped with summer kitchen.

The main house has 4 bedrooms of which one suite, the guesthouse has 2 bedrooms. Both have wood burner. Several terraces, patio, pool, garden, parking, large garage, workshop and cellar. Quiet location in a sought after hamlet touching pinewood and vineyards.

At walking distance from hiking and mountain bike paths.

Villages with amenities and restaurants at 3, 4 and 5km.

At 25 minutes from Narbonne and 35 minutes from the Mediterranean



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Description

**surface*: about 192m² habitable(1floor), plus garage 30m², workshop 23m² and cellar

***main house:**

**Ground floor*: entrance/lounge, patio, kitchen living room with wood burner with access terrace of 40m², night hall, master bedroom, 3 bedrooms, bath room, toilet and storage

**1st floor/attic*: room for children(reduced height)

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***guest house:**

**ground floor*: cellar with laundry space and technical room for the pool

**1st floor*: living room with kitchen area, wood burner and balcony of 6m², hall, 2 bedrooms, bathroom, toilet

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**the 2 houses are joined with a covered terrace(18m²) and summer kitchen*

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**exterior(outside space)* : closed plot, each house has a private entrance and parking area. Several terraces: a covered one of 18m² and summer kitchen, the main house has a terrace of 40m² and patio, Pool area(3.5x7.0m²) and a garden area usable to grow your own vegetables or fruits

South exposed, magnificent views on the Corbières hills and its vineyards and the Pyrenees mountains

**total plot size(including building)*: 1475m²

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**number of bedrooms*: 6 plus child room

**number of bathrooms*: 3(1 with bath and 2 with shower)

**number of toilets*: 3

**condition of the building*: the house is in very good condition, traditional quality construction

**windows* : wooden double glazed windows and wooden shutters

**heating*: electric and wood burners in the living room

**energy efficiency and climate rating* : class D and B(DPE ancienne version)

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

**optical fibre available and receipt of mobile phone and 4G-network*

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**date construction*: 2000 and 2010

**agency fees included in the asked price*

**excluding notary and registration fees*: about 41 000 €

Our conclusion

Privileged and quiet location, offering lovely panoramic views.

Ideal to receive guests, gîte rental or home office: optical fibre is available.

Traditional high-end constructions.

At 15 minutes from Lézignan-Corbières, weekly market and railway station
and 45 minutes airports Carcassonne and Perpignan!

Tourist sites: Cathar Castles, abbeys of Lagrasse and Fontfroide, Canal du Midi,
beaches of Leucate and Gruissan, Carcassonne and Narbonne.

additional pictures and details available on demand:

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