

## Character house with terraces and NA pool



**Price : 326 000 €\***

**n°ref: 3481**

### **Val de Dagne, region Lagrasse :**

**Lovely restored character house offering about 250m<sup>2</sup> habitable on 2 floors. Comprising kitchen dining room, living room, 2 lounges, room, 6 bedrooms of which 1 on suite and 1 with terrace and 2 separate bathrooms.**

**Terraces and a pool area with vast covered terrace and summer kitchen.**

**Situated in an authentic wine grower village with amenities.**

**At 10 minutes from Lagrasse and 25 minutes from Carcassonne.**

**\*honoraires charge vendeur, mandat exclusif**



*\*document non contractuel \**

## Description

*\*habitable surface: about 250 m<sup>2</sup> on 2 floors*

Ground floor: entrance hall, kitchen dining room with wood burner, cellar, living room with wood burner, 2 lounges, toilet and terrace/courtyard

1<sup>st</sup> floor: hall, 6 bedrooms of which 1 on suite and 1 with terrace, a vast room and 2 bathrooms

*\*exterior(outside space) : a terrace/court in front of about 50m<sup>2</sup>, a terrace at the first floor of about 13m<sup>2</sup> offering view on the Corbières hills and a non-adjoining but just opposite walled plot with pool(8x4m<sup>2</sup>), vast covered terrace with summer kitchen and lounge, pool house with toilet and shower and sun terrace.*

*\*total plot size(including building): 164m<sup>2</sup>(house and court), 184m<sup>2</sup>(pool area with summer kitchen)*

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*\*number of bedrooms: 6(possible more)*

*\*number of bathrooms: 4(1 with bath/shower and 3 with shower)*

*\*number of toilets: 5*

*\*condition of the building: the house is restored and ready to move in*

*\*original elements ; floor tiles, chimneys, stairs, doors and windows, visible old stone, wooden beams*

*\*roof : good*

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

*\*heating: wood burners in dining and living room, electric radiators*

*\*energy efficiency and climate rating : class C and A*

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

*\*broadband available*

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

*\*date construction: old stone house, around 1880*

*\*agency fees included in the asked price*

*\*excluding notary and registration fees: about 24400 €*

## Our conclusion

The lovely and tastefully restored house offers space ,and has kept its original charm.

Pleasant pool area with vast terrace and summer kitchen.

Situated in Serviès en Val, a winegrowers village with amenities and surrounded by beautiful nature.

At 25 minutes from Carcassonne and 55 minutes from Narbonne and the Med!

Lagrasse, one of France most beautiful villages is at 10 minutes' drive.

**additional pictures and details available on demand:**

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