

## Charming village house with garden to restore



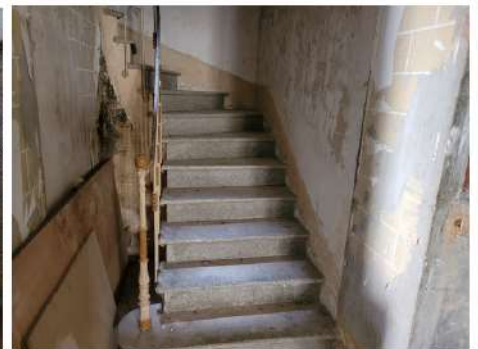
**Price: 99 000 €\***

**n°ref: 3483**

### **Les Corbières, close to Lagrasse**

**Charming property to restore, the roof is recent and connected to the mains.  
About 220m<sup>2</sup> usable space on 3 floors.**

**Closed garden of about 70m<sup>2</sup> with original iron fence in front.  
Close to Lagrasse one of France most beautiful villages with shops,  
restaurants and natural river swimpspot.**



*\*document non contractuel \**

## **Description**

\*habitable surface: 227m<sup>2</sup> on 3 floors

Ground floor: hall, living room, kitchen, bathroom/toilet, 2 rooms

1<sup>st</sup> floor: hall, toilet, 2 rooms

2<sup>nd</sup> floor: bathroom, 2 rooms and attic

\*surface carrez : 0m<sup>2</sup>, surface habitable(en l'état) : 227.11m<sup>2</sup>

\*\* in co-ownership(9 lots), annual fees co-ownership: 0 €

\*\*the property comprises 8 of 9 plots(part of roof in common)

\*

\*exterior(outside space) : a garden in front of about 70m<sup>2</sup>, entirely closed, authentic forged iron gate

\*total plot size(including building): 231m<sup>2</sup>

\*number of bedrooms: 4

\*number of bathrooms: 2(shower, to restore)

\*number of toilets: 2

\*condition of the building: the house needs full renovation except roof which is good.

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

\*roof : good

\*windows : majority original windows some PVC double glazed windows

\*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 1880

\*agency fees included in the asked price

\*excluding notary and registration fees: about 8800 €

## **Our conclusion**

Charming property which has kept its original features, to restore except the roof.

About 220m<sup>2</sup> usable space plus garden/court of about 70m<sup>2</sup>.

Situated in a wine growers village surrounded by beautiful nature, river swimspot and 3km

At 40 minutes from Carcassonne, Narbonne and the Med!

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

[info@audevie.com](mailto:info@audevie.com)

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<https://www.audevie.com>

[info@audevie.com](mailto:info@audevie.com)

☎ +33 (0) 4 68 90 65 18

☎ +33 (0) 6 08 46 35 04