

Property comprising 2 houses, garage and terrace



Price: 133 000 €

n°ref: 3484

In the heart of the Corbières : Talairan

This charming property is composed of a main house, a barn/garage and a small house. The whole offers about 150m² habitable: 2 kitchens, dining room, vast living room, office, 3 bedrooms and 3 bathrooms.

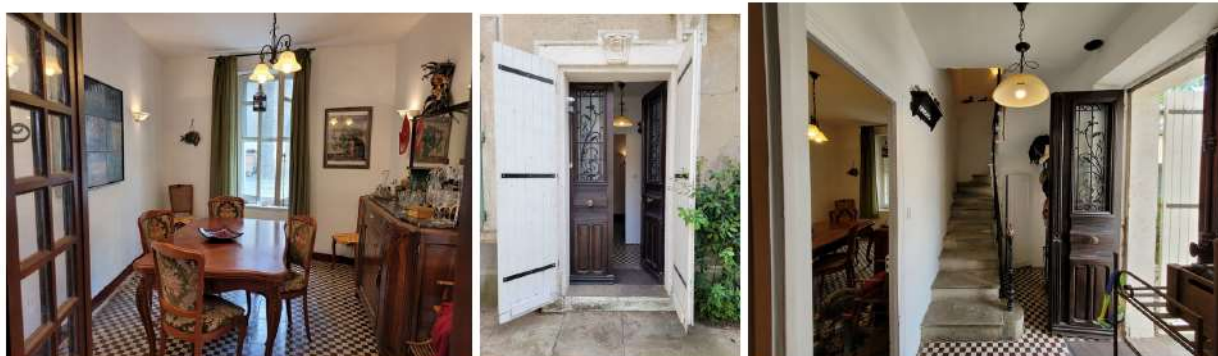
Garage of about 30m² and terrace of about 10m².

The main house is in good condition, the small one needs to be restored.

Numerous original features and possibilities.

Situation in an authentic and sought after wine grower's village with amenities, Famous for its truffle markets. Hiking and biking paths, river swimspot.

At 10 minutes from Lagrasse, one of France most beautiful villages



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Description

**surface*: about 150m² habitable plus garage of 30m², about 180m² in total

*Main house : (about 120m²)

Ground floor: entrance hall, dining room, kitchen and cellar/storage room

1st floor: hall, office, vast living room, a bedroom with bathroom

2nd floor: a bedroom with bathroom and a room

*house 2 : (about 30m²)

Ground floor: kitchen

*1st floor : bathroom

*2nd floor : bedroom

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**exterior(outside space)* : a ground floor terrace of about 10m² in front of the main house

*total plot size(including building): 135m²

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**number of bedrooms*: 3(possible more)

**number of bathrooms*:3(*shower, basin, toilet*)

**number of toilets*: 3

**condition of the building*: the main house is in good condition, the smaller one needs to be restored

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

**roof* :partially redone(main house)

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**windows* : original wooden windows single glass

**heating*: none

**energy efficiency and climate rating* : 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*

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**date construction*: old stone house, around 1870

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*agency fees included in the asked price

*excluding notary and registration fees: about 11000 €

Notre conclusion

This charming property has kept its original features

About 180m² usable space, partially restored.

Terrasse and garage.

Situated in a wine growers' village with basic amenities.

Good value for money.

At 45 minutes from the Mediterranean, 40minutes Narbonne and 45 minutes Carcassonne

Fiche détaillée et photos supplémentaires disponible sur demande :

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