

## 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 150m<sup>2</sup> habitable: 2 kitchens, dining room, vast living room, office, 3 bedrooms and 3 bathrooms.

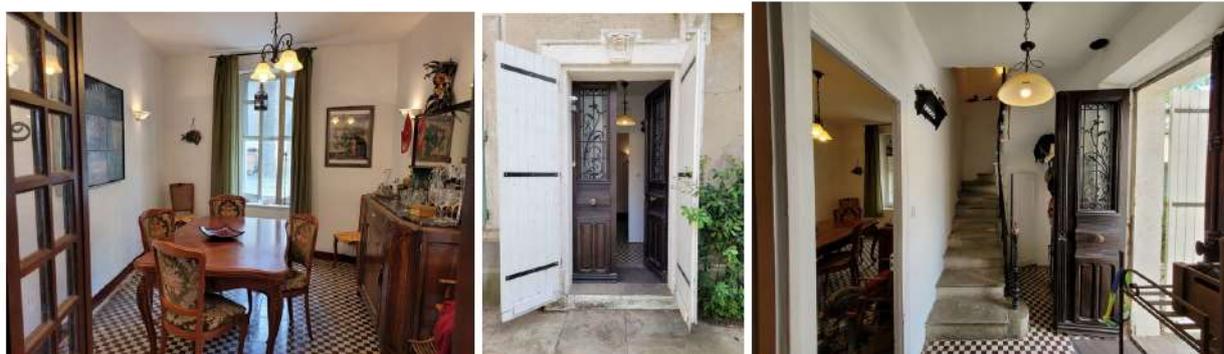
Garage of about 30m<sup>2</sup> and terrace of about 10m<sup>2</sup>.

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



*\*document non contractuel \**

## **Description**

\*surface: about 150m<sup>2</sup> habitable plus garage of 30m<sup>2</sup>, about 180m<sup>2</sup> in total

\*Main house : (about 120m<sup>2</sup>)

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

1<sup>st</sup> floor: hall, office, vast living room, a bedroom with bathroom

2<sup>nd</sup> floor: a bedroom with bathroom and a room

\*house 2 : (about 30m<sup>2</sup>)

Ground floor: kitchen

\*1<sup>st</sup> floor : bathroom

\*2<sup>nd</sup> floor : bedroom

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\*exterior(outside space) : a ground floor terrace of about 10m<sup>2</sup> in front of the main house

\*total plot size(including building): 135m<sup>2</sup>

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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 180m<sup>2</sup> 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 :**

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

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