

Old stone house with studio and garage on 2800m² garden



Price: 399 900 €*

réf : 3495

Les Corbières, close Lagrasse

Lovely barn conversion for this detached old stone property offering about 230 m² usable space.

Visible old stone walls, terra cotta floor tiles, old beams, ...

Comprising kitchen living room with wood burner, 3 bedrooms, one on suite, 2nd bathroom, office room. Studio with independanty entrance, and garage/workshop with mezzanine.

Charming garden with Mediterranean plants and trees and above ground pool.

Beautiful unspoiled views on the Corbières hills!

Situated at the edge of an authentic wine growers village surrounded by nature and vineyards.



**document non contractuel **

Description

*surface: about 230 m² in total, house about 118m², studio 42m² and garage 40m²

***main house**

*Ground floor: kitchen living room with wood burner

*1st floor: 2 bedrooms, on suite bedroom, hall, shower room and office room, access studio

*2nd floor: attic(reduced height, actually used as dressing

*studio: living area with kitchenette, shower room, independent access

*garage: about 40m² with electric gate and mezzanine of about 25m²

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**exterior(outside space)* : the property is situated on partially flat and slope land, above ground pool(4x4.5m²) with wooden deck. Small workshop of 10m² and sheltered wood storage. Several terrasses, Mediterranean plants and trees, lovely views on the surrounding nature !

*total plot size(including building): 2791m²

*number of bedrooms: 3 plus studio

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

*number of toilets: 3

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

*original elements ; visible old stone walls and wooden beams, terra cotta floors

*windows : wooden double glazed windows

*heating: electric and wood burner, reverse airco in the living room and hall upstairs

*energy efficiency and climate rating : class E and B(needs updating)

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

*phone line installed

*broadband and optical fibre available

*receipt of mobile phone and 4G-network

*date construction: old stone barn with extension, restored around 2008-2012

*agency fees included in the asked price

*excluding notary and registration fees: about 30 000 €

Our conclusion

Authentic and charming property with a pleasant atmosphere and lovely views.

Decent reconversion with respect for the original elements and the use of natural materials.

Vast piece of land with trees, garage/workshop and above ground pool.

Located at the edge of a charming village wine growers village surrounded by vineyards and nature,

Close to Lagrasse, one of France most beautiful villages with restaurants and shops and

at about 45 minutes from Carcassonne, Narbonne and the Mediterranean

additional pictures and details available on demand:

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