

Restored village house with 2 terraces



Price: 154 000 €*

n°ref: 3501

Region Durban-Corbières

Charming semi-detached old stone village house with outbuilding offering about 122m² usable space.

Comprising kitchen dining room with terrace, living room, 2 bedrooms with washbasin, toilet, utility room with walk in shower.

Outbuilding of 33m² and 2 vast terraces of 16 and 20m² with lovely views!

Quiet location at the edge of an authentic wine grower village in the Corbières, at 30 minutes from the Med!.



**document non contractuel **

Description

- **surface*: about 122 m² on 3 floors, about 90m² habitable
 - Ground floor: house: entrance hall, utility room with walk in shower(25m²)
Annex: about 33m²: workshop, storage bikes etc
 - 1st floor: living room, kitchen dining room with acces terrace of ca 16m²
 - 2nd floor: hall, toilet, 2 bedrooms with washbasin(8 and 10m²) and terrace of 20m²
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- **exterior(outside space)* : 2 terraces offering lovely views on the surrounding nature and hills
- *total plot size(including building): 202m²
- **number of bedrooms*: 2
- **number of bathrooms*: shower in the utility room
- **number of toilets*: 1 (2nd floor)
- **condition of the building*: recent refurbishment
- **windows* : wooden double glazed windows
- **heating*: none
- **energy efficiency and climate rating* : no heating, non applicable
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- **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, restored/outbuilding: 2012-2019
- *agency fees included in the asked price
- *excluding notary and registration fees: about 12 500 €

Our conclusion

Recent restored village house with vast outside space and storage.
Outbuilding of 33m² usable for multiple purposes, workshop, storage bikes, surf etc.....
2 vast terraces offering lovely views on the rock and hills.
The house has a pleasant feel and a bright interior.
Quiet location at the edge of a village with grocery and bar/restaurant
Ideal holiday home

Additional pictures and details available on demand:
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