

## Half of a mansion with 1500m<sup>2</sup> garden



**Price: 265 000 €\***

**n°ref: 3502**

**Les Corbières, 30 minutes from the Mediterranean:**

**Mansion divided in 2 vast apartments with private entrance and garden.**

**Central hall with staircase in common.**

**The apartment at the back with the garden is for sale.**

**About 300 m<sup>2</sup> habitable space on 3 floors.**

**Comprising kitchen, storage, dining room, lounge, 5 spacious bedrooms and 2 bathrooms.**

**Lovely private garden with major trees of about 1500 m<sup>2</sup>.**

**The house is in perfect condition and has kept its original character.**

**Numerous original features, floors, stairs, chimneys, interior doors etc.**

**Very good value for money.**



- document non contractuel -

## Description

\**habitable surface*: about 300 m<sup>2</sup> on 3 floors , plus indépendant garage of 19m<sup>2</sup>

\*private parts:

Ground floor: entrance hall, dining room, kitchen, storage, lounge

1<sup>st</sup> floor: anteroom, 2 bedrooms each with toilet/basin and dressing, shower room

2<sup>nd</sup> floor: 3 bedrooms, one has en suite

Private habitable space: 297 m<sup>2</sup>(plus attic)

\*

\*Common parts:

central hall with staircase on 3 floors

access to the rooms on the 1<sup>st</sup> and 2<sup>nd</sup> floor by the central and common hall

All rooms facing the garden side belong to the apartment

\*

\*small condominium of 2 parts, annual cost of the common parts: 640 €

\*

\**exterior(outside space)* : a lovely and private garden with major trees, partially walled with old stone of about 1500m<sup>2</sup> with a well and independent garage/storage of 19m<sup>2</sup>

\*total plot size(including building): about 1756 m<sup>2</sup>

\**number of bedrooms*: 5 (4 large bedrooms of 35 m<sup>2</sup>)

\**number of bathrooms*: 2(*shower, basin*)

\**number of toilets*: 3

\**condition of the building*: the house is in very good condition

\**original elements ; floor tiles, chimneys, stairs, interior doors*

\**roof* : good

\**windows* : double glazed craft made wooden windows. Original interior doors in good condition

\**heating*: central gas heating(gas tank in the garden) and wood burner in the dining room

\**energy efficiency rating* : under evaluation

\**connected to the mains water, electric and public drains*

\*broadband and fibre available

\**receipt of mobile phone and 4G-network*

\**date construction*: old stone house, around 1900

\*agency fees included in the price

\*excluding notary and registration fees: about 20000 €

## Our conclusion

Opportunity to become owner of a mansion with garden for a limited budget.

About 300m<sup>2</sup> of charm, good taste and decent quality.

Bright interior with nice views on the garden, park and Corbières hills.

Large private garden, park of 1500m<sup>2</sup>.

Situated in a wine growers' village with some amenities, river swimspot at 10 minutes' drive

At 30 minutes from the Mediterranean, 25 minutes Narbonne and 45 minutes airport Carcassonne!

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

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

- document non contractuel -