

## 2-bedroom bungalow with garage on 436m<sup>2</sup> plot



**Price : 118.000 €\***

**n°ref: 3503**

**Les Corbières, region Fabrezan**

**Semi-detached bungalow comprising entrance hall, kitchen, living room, night hall  
2 bedrooms, bathroom, toilet conservatory and garage.**

**About 110m<sup>2</sup> in total.**

**This house is situated in a dead-end street of a small allotment.  
The house needs refurbishment, some cracks and an old pool in bad condition.  
At 5 minutes from Fabrezan and 15 minutes town center of Lézignan-Corbières.**



*\*document non contractuel \**

## **Description**

\**habitable surface*: about 75 m<sup>2</sup> habitable on 1 floors, plus garage(23m<sup>2</sup>) and conservatory(14m<sup>2</sup>), about 110m<sup>2</sup> in total

\* covered terrace entrance(7.2m<sup>2</sup>), entrance hall (2.7m<sup>2</sup>), night hall(5.80m<sup>2</sup>) living room (26.50m<sup>2</sup>),kitchen (10.9m<sup>2</sup>), bathroom (4.50m<sup>2</sup>), storage(1.6m<sup>2</sup>) toilet (1.35m<sup>2</sup>), bedroom1 (10.25m<sup>2</sup>), bedroom2 (10.40m<sup>2</sup>), conservatory (13.70) Garage (23m<sup>2</sup>)

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\**exterior(outside space)* : about 300m<sup>2</sup> outside space: terrace, garden area, pool area, parking space, entirely closed plot. Lovely views on the Alaric Mountain

\*total plot size(including building): 436 m<sup>2</sup>

\**number of bedrooms*: 1

\**number of bathrooms*: 1(*shower, basin*)

\**number of toilets*: 1 (*separate toilet*)

\**condition of the building*: the house needs works, some cracks in the walls, pool and it's cover in bad condition,

\**roof* : ok

\**windows* :PVC and wooden double glazed windows, wooden and electric shutters

\**heating*: revers aircon in the living room, electric radiators

\**energy efficiency and climate rating* : under evaluation

\*\*Estimated amount of annual energy expenditure for standard use: €/year

\*\*Reference date of the energy prices used to establish this estimate:014/01/2021

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

\*electrics is usable but dates from 1990

\*broadband available

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

\**year of construction*: 1990

\*agency fees included in the asked price

\*excluding notary and registration fees: about 10 000 €

## **Our conclusion**

Opportunity for little budgets!

Garden, garage and parking.

The house is habitable, but needs works and updating.

Well situated at the edge of a village with some amenities and nice view

At 8 km from Lagrasse, 4.5km river swim spot, 40 minutes Narbonne and Carcassonne,  
and 50 minutes from the Med!

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

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

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