

Mansion with NA garden with pool



Price: 419 000€*

n°ref: 3505

Les Corbières, 20 minutes from Narbonne.

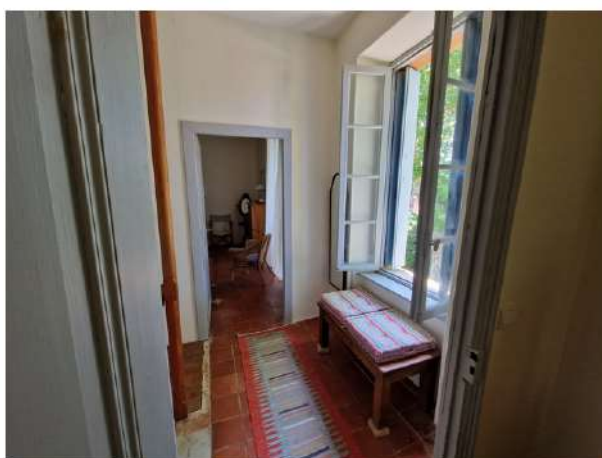
Lovely restored village house offering about 230 m² habitable on 3 floors. Comprising living dining room, kitchen, lounge, utility room, 5 bedrooms, 3 bathrooms and a kitchen living room with terrace.

The house has 2 separate entrances and kitchens, so could be used as house with gîte.

Lovely closed garden with Mediterranean vegetation, pool and garden shed. non-adjointing but just opposite of the house.

Quality renovation, charm and character.

Situated in a small Corbières wine growers' village at 20 minutes from Narbonne.



**document non contractuel **

Description

**habitable surface*: about 230 m² on 3 floors, plus a garden shed of about 15m²

Ground floor: living dining room, kitchen, utility room, bathroom, lounge and hall with second entrance

1st floor: 4 bedrooms, hall, bathroom, kitchen living room and terrace

2nd floor: hall, bedroom and bathroom

*

**exterior(outside space)* : a terrace of about 10m² on the first floor. The garden of 480m² is situated just opposite a quiet street, private and not overlooked, Mediterranean plants and trees, with pool (9x3.5m²) and sun deck, terrace with barbecue corner, covered terrace and garden shed(storage). This charming garden is entirely closed with iron entrance gate.

**total plot size(including building)*: 130m²(house) and 480m²(garden)

**number of bedrooms*: 5

**number of bathrooms*: 3(with shower and toilet)

**number of toilets*: 3

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

**original elements ; floor tiles, stairs, doors, ceilings, etc*

**roof* : good

**windows* : wooden windows, partially double glazed

**heating*: open fire place, wood burner and some electric radiators

**energy performance diagnoses(EPD)* : not applicable(no fitted heating or airco elements)

*

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

*broadband available, receipt of 4G-network

**date construction*: old stone house, around 1880

*agency fees included in the asked price

*excluding notary and registration fees: about 31000 €

Our conclusion

Quality renovation for this beautiful house offering a pleasant atmosphere.

Usable as a family home or house with a 2/3-bedroom gîte

Lovely garden with pool and storage (bikes, motorbike, workshop, ...), situated just across the street.

Located in an authentic Corbières village with grocery store, surrounded by vineyards and nature,

At 25 minutes from Narbonne and the Med!

Airports Carcassonne, Béziers and Perpignan at 50 minutes

** document non contractuel **



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ENVIRONMENT/SURROUNDINGS

Wine-growing region surrounded by vines and garrigue, beautiful countryside, tourist sites:

Canal du Midi, Abbey of Fontfroide and Lagrasse, médiéval village of Lagrasse, Carcassonne, Narbonne, Gruissan, Leucate, Montagne Noire etc.

*The village of Montséret has an organic grocery store/bar with a bread depot, post office. And a gastronomic restaurant 2 km away.

*bakery, 2 grocery shops, 2 bar/restaurants, tobacco-press, post office with cash dispenser, pharmacy and doctor's surgery 3 km away

*village with several restaurants and natural bathing spot (river) 10 km away

*Lézignan-Corbières: with weekly market, train station, motorway exit and shopping centre: 15km (20min)

*Narbonne historic centre: 25 min

*Motorway access: A9 and A61 about 15 minutes away

-Mediterranean beaches: 35 minutes

-Carcassonne, Perpignan and Béziers airports: around 50 minutes away

-Toulouse: 140 km

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