

Village house with garage and terrace



Price: 138 000 €*

réf: 3506

Saint André de Roquelongue

**Semi-detached village house offering about 125m² habitable space on 2 floors.
Comprising 2 kitchens, 2 living rooms, 3 bedrooms and 2 bathrooms.**

Garage of about 12m² and terrace of 6.5m².

Good over all condition and ready to move in.

Situates in a sought-after village with amenities.

At 15 minutes from Narbonne.

***honoraires charge vendeur, mandat exclusif**



**document non contractuel **

Description

**habitable surface*: about 125 m² on 2 floors, plus small garage of 12m² and terrace of 6.5m²

Ground floor: garage, kitchen, living room, bedroom and bathroom

1st floor: living room, kitchen, 2 bedrooms, bathroom and terrace

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**exterior(outside space)* : a terrace of about 6.5m² on the first floor and little court downstairs

**total plot size(including building)*: 106m²

**number of bedrooms*: 3

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

**number of toilets*: 2

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

**roof* : good

**windows* : wooden single glazed windows in good condition, wooden shutters

**heating*: wood burner in the kitchen and some electric radiators

**energy efficiency and climate rating* : NON applicable(no fitted heating elements)

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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 building(former barn) around 1880, converted in the 90ies

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**agency fees included in the asked price*

**excluding notary and registration fees*: about 11500 €

Our conclusion

The house offers a kitchen and living room on each floor and has a bright interior.

A terrace on the first floor to enjoy outside dinners.

The garage is usable for a small car, storage bikes, beach equipment etc.

Situated in a sought after Corbières village touching the Fontfroide massif.

At 20 minutes town centre of Narbonne, 45 minutes Carcassonne, Béziers and Perpignan

Mediterranean beaches at 30 minutes

additional pictures and details available on demand:

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