

## Lovely 3-bed villa with pool and garage on 570m<sup>2</sup>



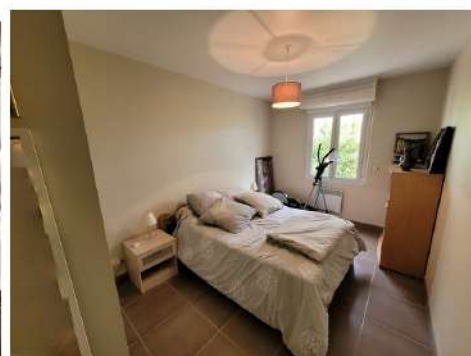
**Price: 253 000 €\***

**n°ref: 3507**

### **Saint-Laurent-de-la-Cabrerisse**

Pleasant feel for this villa offering about 100m<sup>2</sup> habitable and a garage of 16m<sup>2</sup>.  
Comprising equipped kitchen, living room with insert fire place, 3 bedrooms and bathroom.  
Offering all modern comfort, energy efficient, quality and tasteful finishings.  
Lovely pool area, covered terrace with bread/pizza oven and stone sink.  
Situated at the edge of a sought-after Corbières village offering all amenities.

**\*mandat exclusif, charge vendeur**



*\*document non contractuel \**



## Description

\**habitable surface*: about 100 m<sup>2</sup> on 1 floor, plus garage of 16m<sup>2</sup>, about 116m<sup>2</sup> in total, semi-detached on the garage side

\**living room with insert fire place*(37m<sup>2</sup>), open on kitchen(12m<sup>2</sup>), hall (6.7m<sup>2</sup>), bedroom 1(11.8m<sup>2</sup>), bedrooms 2(10.2m<sup>2</sup>),bathroom(6.6m<sup>2</sup>), bedroom 3(13m<sup>2</sup>) with walk-in closet and terrace, garage with laundry space and sink.

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\**exterior(outside space)* : the plot is entirely closed, iron entrance gate and parking space in front of the garage, leading to a patio of 10m<sup>2</sup> giving access to the kitchen and main entrance, a covered terrace of ca 9m<sup>2</sup> next to the living room, a terrace next to the main bedroom and garden area with pool and beautiful covered terrace with bread/pizza oven and stone sink. Mediterranean plants and trees.

Kidney-shaped pool(ca 7x4m<sup>2</sup>) surrounded with travertine and small shed(poolequipement)

\*

\**total plot size(including building)*: 570m<sup>2</sup>

\**number of bedrooms*: 3

\**number of bathrooms*: 1(walk inn shower, bath, double basin, towel dryer)

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

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

\**windows* : PVC/alu double glazed windows and sliding doors, electric rolling shutters.

\**heating*: insert fire place and reverse aircon in the living room, electric radiators in the other rooms

\**energy efficiency and climate rating* : class B and A, 49 kWh/m<sup>2</sup>.an final energy

\*\*Estimated amount of annual energy expenditure for standard use: between 620 and 838 €/year

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

\**warm water boiler on solar energy, central vacuum cleaner, water softener, safety alarm system*

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

\**phone line installed*

\**broadband and optical fibre available*

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

\**date construction*: 2007

\**agency fees included in the asked price*

\**excluding notary and registration fees*: about 19 000 €

## Our conclusion

This house offers full comfort and is energy efficient. Quality construction with tasteful finishings.

Solar boiler, water softener, central vacuum cleaner, security alarm.

Pool area with lovely summer kitchen.

Sought after village offering all amenities, primary school doctor and pharmacy.

The village is surrounded with vineyards and natural and has a lovely river swimspot.

At 10 minutes from Lagrasse, one of France most beautiful villages

At 30 minutes from Narbonne, 20 minutes Lézignan-Corbières and 35 minutes from the Med!

Airports Carcassonne, Béziers and Perpignan at less than 1h drive.

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

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