

Semi-detached house with garden to restore



Price: 81 500 €*

n°ref: 3511

Les Corbières at 20 minutes from Narbonne

Semi-detached village house offering ca 120m² habitable on 2 floors.

Comprising entrance hall, living room, kitchen, former wine tank, bathroom, 3 bedrooms, attic room and 2 toilets

Garden with some major trees of about 180m².

Full renovation project, roof is fairly good.

Situated in a dead end street of a wine growers village at 20 minutes from Narbonne.

***mandat exclusif, honoraires charge vendeur**



**document non contractuel **

Description

**habitable surface*: about 120 m² on 2 floors

Ground floor: entrance hall, living room, kitchen, bathroom, toilet, former wine tank

1st floor: hall, 3 bedrooms, toilet, attic room with 2nd access back street

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**exterior(outside space)* : a private garden with Mediterranean plants and trees of about 150m² in front and 30m² aside. The property has access on both sides(garden side and street side)

*total plot size(including building): 295m²

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**number of bedrooms*: 3

**number of bathrooms*: 1(needs to be redone)

**number of toilets*: 2 (separate toilet on each floor)

**condition of the building*: the house needs full renovation

**roof* : fairly good, not insulated

**windows* : majority original wooden windows, some windows have been replaced(PVC)

**heating*: none, fire place, electric water boiler

**energy efficiency and climate rating* : no heating, non applicable

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

*broadband and optical fibre available in the village

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

**date construction*: old stone house, around 1920

*agency fees included in the asked price

*excluding notary and registration fees: about 7600€

Our conclusion

Renovation project for this semi-detached village house with garden.

Well situated in a dead end street and treed garden of about 150m²

At 20 minutes Narbonne, 15 minutes Lézignan-Corbières and 30 minutes from the Med

Airports Carcassonne, Béziers and Perpignan at about 50 minutes

additional pictures and details available on demand:

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