

## Village house with studio, courtyard and terrace



**Price: 238 000 €\***

**n°ref: 3518**

**Old wine barn conversion for this village house in loft style.  
Offering about 170m<sup>2</sup> of habitable space on 2 floors,  
plus courtyard and terrace of about 40m<sup>2</sup> each.  
Comprising a lounge, cellars and studio on the ground floor,  
And open plan kitchen and master bedroom on the 1<sup>st</sup> floor,  
Easy access to the 1<sup>st</sup> floor trough by an interior elevator.  
Tasteful high standard renovation. Ready to move in.  
Situated in a sought after wine growers' village with amenities.  
Unique opportunity. Perfect lock up and leave property.**



*\*document non contractuel \**

## Description

\*surface: about 170m<sup>2</sup> on 2 levels, a courtyard of about 43m<sup>2</sup> and a terrace of about 36m<sup>2</sup>

\*Ground floor: lounge, 4 cellars (old concrete wine reservoirs), hallway and studio(kitchen, lounge, bathroom)

\*1<sup>st</sup> floor: open plan kitchen living room with wood burner, storage and master bedroom with bathroom

\*Access to the first floor is with an persons/goods elevator (no stairs)

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\*exterior(outside space) : A courtyard in front of the house (south exposed, ca 43m<sup>2</sup>) and a backside terrace (ca 36m<sup>2</sup>, north exposed), possible to park a car on the courtyard(electric gate to access)

\*total plot size(including building): 205m<sup>2</sup>

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\*number of bedrooms: 2 (1 per floor)

\*number of bathrooms: 2(1 with shower and 1 with bath and shower)

\*number of toilets: 2

\*condition of the building: the building is entirely renovated (12 years)

\*roof : good and insulated

\*windows : double glazed windows(metal, wood, PVC)

\*heating: revers air conditioning (hot/cold) and also a wood burner in upstairs living room.

\*energy efficiency and climate rating : Class B and A, 88 kWh/an (exceptional rate for old stone build)

\*\*Estimated amount of annual energy expenditure for standard use: between 860 and 1240 €/year

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

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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 5G-network

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\*date construction: old stone barn build around 1880 and converted in 2012.

\*agency fees included in the asked price

\*excluding notary and registration fees: about 18 000€

## Our conclusion

The property is very spacious and is equipped with all modern comfort.

Nice blend of winegrowers' history and contemporary style.

Courtyard and terrace (north/south)

Located in a charming village with restaurants and bars.

At less than 10 minutes from Lagrasse, river swimspot, and supermarkets.

At 45 minutes from Narbonne and the Med!

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

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