

Villa with pool and garage on 1260m²



Price: 458 000 €*

n°ref: 3519

Saint-Laurent-de-la-Cabrerisse:

Spacious, detached villa offering around 186 m² of living space plus 15.50 m² garage. Comprising an entrance hall, a spacious living room, a kitchen/dining room, a storeroom 4 bedrooms including 2 suites and a bathroom.

Beautiful outdoor space with enclosed Mediterranean garden, vegetable patch, several terraces and swimming pool with beautiful views of the Corbières and its vineyards.

Quiet location on the edge of a sought-after village with all amenities, A weekly local farmers' market and a lovely natural swimming spot!

***honoraires charge vendeur**



**document non contractuel **

Description

*floor space: approx. 186 m² on 2 levels plus 15.50 m² garage, 22 m² summer lounge and 30 m² covered terrace.

*Level 0: hall, living room, kitchen, toilet and storeroom.

*Level 1: 4 bedrooms including 2 suites with shower rooms and 1 with dressing room, bathroom and landing.

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*Outside: several terraces, one of which is 30m² covered, beautiful swimming pool area (10x5m²) with summer lounge (22m²), vegetable garden, rockery, Mediterranean trees and shrubs, guest parking area. Enclosed plot.

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*Total surface area of plot (including building): 1259 m².

*Number of bedrooms: 4 (including 2 suites)

*number of bathrooms: 3 (one with bath, 2 with shower)

*number of toilets: 4 (including 1 independent on the ground floor)

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

*windows: PVC double-glazed windows

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*heating: reversible air conditioning integrated into the ceiling (heat pump)

*Energy and climate performance: class B and A

** Estimated annual energy costs for standard use: between 1257€ and 1701 €/year.

**Reference date for energy prices used to establish this estimate: 01/01/2021

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*connected to mains water, electricity and drainage

*Mobile phone reception (Orange, Bouygues)

*ADSL and fiber available, telephone line

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*Year of construction: 2007

*agency fees included in the asked price

*excluding notary and registration fees: about 33 500 €

Our conclusion

This attractive property is in immaculate condition.

Its pleasant outdoor space, with several sunny or shaded terraces, offers the possibility of enjoying it all year round, with magnificent views of the Corbières and its vineyards.

The village of Saint-Laurent has a full range of shops, weekly farmers' market and a beautiful natural swimming spot.

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

20 minutes from Lézignan-Corbières town centre (weekly market and train station) and 15 minutes from the motorway exit and shopping centres.

30 minutes from Narbonne, 40 minutes from Carcassonne and the Mediterranean and 55 minutes from Perpignan and Béziers airports.

additional pictures and details available on demand:

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