

Mansion with garage, barn and walled garden



Price: 350 000 €

n°ref: 3524

Thézan-des-Corbières

Character property offering about 550m² usable space.

Comprising kitchen, dining room, 2 lounges, wine cellar, 7 bedrooms, 3 bathrooms, workshop with large windows, garage, barn and outbuildings in the garden.

All authentic and very charming. Renovation project.

**Walled "Park" with large iron gate, completely private and not overlooked
Situating in a wine grower village of the Corbières surrounded by vineyards and nature.**



**document non contractuel **

Description

- * *surface*: about 550 m² usable space on 3 floors (garage of 30m² and barn with laundry corner 45m²)
 - *cellar(ca 22m²): wine cellar
 - *Ground floor(ca 190m²): central entrance hall with staircase, kitchen, dining room, 2 lounges, toilet, barn and garage)
 - *1st floor(ca 180m²): hall, 6 bedrooms, 2 shower rooms, 1 bathroom, workshop with large windows)
 - 2nd floor(ca 180m²): attic rooms and 1 bedroom
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- **exterior(outside space)* : A lovely garden south exposed and entirely walled of about 3300m² with 2 sheds one summer kitchen (fire place a bread oven) and one with an old interior pool. Major trees(laurels, fig trees, cypruses, bamboos, wisteria, ivy, virginia, ...) Entrance with big iron gate and private parking space.
- *total plot size(including building): 3567m²
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- **number of bedrooms*: 7
- **number of bathrooms*: 3(2 with shower, one with bath)
- **number of toilets*: 2 (separate toilet in garage and on the 1st floor)
- **condition of the building*: the house is habitable but needs renovation works
- **original elements* ; floor tiles, chimneys, stairs, doors and windows, stone sinks, ...
- **roof* : old, not insulated
- **windows* : original windows in fairly good condition and wooden shutters
- **heating*: none, a few open fire places and a wood burner in the central hall
- **energy efficiency and climate rating* : class E,261 kWh/m².an
- **Estimated amount of annual energy expenditure for standard use: between 1714 and 2320 €/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)*
- **electrics* is working but needs to be redone
- **broadband and optical fibre* available
- **receipt of mobile phone and 4G-network*
- **date construction*: around 1880
- **agency fees* included in the asked price
- **excluding notary and registration fees*: about 26 000 €

Our conclusion

The house offers space, nice volumes and has kept its original charm and features.
Vast and lovely parc south exposed with large entrance gate, not overlooked!
Original doors, windows, floors, stairs, fire places,
Unique and rare opportunity!
Quiet location in a wine growers' village at 25 minutes from Narbonne,
30 minutes Mediterranean and 45 minutes airports Carcassonne, Béziers and Perpignan
At 30 minutes from Narbonne and the Med!

additional pictures and details available on demand:

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