

## Character house to restore with garage and NA garden



**Price: 82 000 €**

**n°ref: 3514**

### **In the heart of the Corbières : Talairan**

**This charming property is composed of a main house, a barn/garage and a small house. The whole offers about 150m<sup>2</sup> habitable: 2 kitchens, dining room, vast living room, office, 3 bedrooms and 3 bathrooms.**

**Garage of about 30m<sup>2</sup> and terrace of about 10m<sup>2</sup> in front.**

**Renovation project. Numerous original features and possibilities.**

**With a 340m<sup>2</sup> garden at walking distance!**

**Situation in an authentic and sought after wine grower's village with amenities, Famous for its truffle markets. Hiking and biking paths, river swimspot.**

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



*\*document non contractuel \**

## Description

\**surface*: about 150m<sup>2</sup> habitable plus garage of 30m<sup>2</sup>, about 180m<sup>2</sup> in total

\*Main house : (about 120m<sup>2</sup>)

Ground floor: entrance hall, dining room, kitchen and cellar/storage room

1<sup>st</sup> floor: hall, office, vast living room, a bedroom with bathroom

2<sup>nd</sup> floor: a bedroom with bathroom and a room

\*house 2 : (about 30m<sup>2</sup>)

Ground floor: kitchen

\*1<sup>st</sup> floor : bathroom

\*2<sup>nd</sup> floor : bedroom

\*

\**exterior(outside space)* : a ground floor terrace of about 10m<sup>2</sup> in front of the main house. A 340 m<sup>2</sup> charming garden plot with olive trees and Mediterranean plants at 400m from the house complete the outside space.

\*total plot size(including building): 135m<sup>2</sup> (garden: 340m<sup>2</sup>)

\*

\**number of bedrooms*: 3(possible more)

\**number of bathrooms*:3(*shower, basin, toilet*)

\**number of toilets*: 3

\**condition of the building*: the main house is in fairly habitable condition needs refurbishment, the smaller one needs to be restored

\**original elements* ; *floor tiles, stairs, doors and windows, visible old stone, wooden beams*

\**roof* :partially redone, partially original

\*

\**windows* : original wooden windows single glass

\**heating*: none

\**energy efficiency and climate rating* : non applicable(no heating)

\*

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

\*broadband and optical fibre available

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

\*

\**date construction*: old stone house, around 1870

\*

\*agency fees included in the asked price

\*excluding notary and registration fees: about 7600 €

## Notre conclusion

This charming property has kept its original features

About 180m<sup>2</sup> usable space

Terrace, garage and garden at walking distance

Situated in a wine growers' village with basic amenities.

Good value for money.

At 45 minutes from the Mediterranean, 40minutes Narbonne and 45 minutes Carcassonne

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### Immediate Environment:

Situated at a small square of the village of Talairan, a dynamic village with baker- grocery, bar-restaurant, several wine producers and a honey maker. Also famous for its black truffle markets. Several hiking and mountain bike trails, leading to a beautiful natural swim spot.

### Surroundings/distances:

- \*At 6 km from Saint-Laurent de la Cabrerisse : medicine, pharmacy, bank(money dispenser), river swim spot, small weekly market with local producers, restaurants and other shops
- \*At 12 km from Lagrasse, one of France most beautiful villages, medieval village with abbey, shops, restaurants and river swim spot
- \*At 20- 25 minutes from Lézignan-Corbières : supermarkets and access motorway(A61), large weekly market and railway station, car rental
- \*At 40 minutes from Narbonne
- \*At 45-50 minutes air ports Carcassonne et Perpignan
- \*At 50 minutes Méditerranéen
- \*A 120 km de Toulouse, Barcelone à 2h30

### Surroundings/Tourism:


Located in Cathar Country, Cathar castles, abbeys of Lagrasse and Fontfroide, the Canal du Midi, the city of Carcassonne, the historic center of Narbonne la Romane, beaches of Gruissan and Leucate, ...


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