

Village house



Price: 118 000 €*

n°ref: 3533

Thézan-des-Corbières :

This village house on 4 levels offers approx. 95 m² of living space and a 32 m² attic. Free on 2 sides

Comprising an entrance, kitchen, lounge, 4 bedrooms, 2 shower rooms and attic.

Beautiful exposed stone facade, cement and tiled floors.

No heating, double-glazed wooden windows.

Needs updating.

Situated in a wine-growing village with amenities.

15 minutes from Lézignan, 25 minutes from Narbonne and 30 minutes from the Mediterranean.



**document non contractuel **

Description

**habitable surface*: about 95 m² on 3 floors, plus attic 32m², about 127m² in total

Ground floor: entrance, lounge, kitchen

1st floor: landing, 2 bedrooms, bathroom

2nd floor: : landing, 2 bedrooms, bathroom

3rd floor: landing, 2 rooms

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**exterior(outside space)* : none

*total plot size(including building): 46m²

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**number of bedrooms*: 4

**number of bathrooms*: 2(*shower, basin,toilet*)

**number of toilets*: 2

**condition of the building*: the house is habitable, needs updating

**original elements ; floor tiles, visible old stone, wooden beams*

**necessary works* : refurbishment of the rooms, electrics

**roof* : old, an inspection is advised, some works might be necessary on the roof

**windows* : wooden double glazed windows

**heating*: none

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

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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 4G-network*

**date construction*: old stone house, around 1880

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*agency fees(vendors charge) included in the asked price

*excluding notary and registration fees(buyers charge): about 10 000 €

Our conclusion

Village house with bourgeois atmosphere.

4 bedrooms and 2 shower rooms.

Beautiful exposed stone facade.

Village with amenities, surrounded by vineyards and garrigue.

Walking and mountain bike trails. River swimpsot at 8 km

30 minutes from the Mediterranean, 25 minutes from Narbonne and 45 minutes from Carcassonne!

Surroundings and distances

Wine-growing region surrounded by vines and garrigue, magnificent scenery, Cathar castles, etc.

Shops in the village: grocer's with bread, multi-service tobacconist/newsagent, bar/restaurant, hiking trails

-river swimpsot at 10 km

-supermarket and shopping area 15 minutes away

-motorway exit: A61-Lézignan Corbières: 10 minutes

-railway station: 15 minutes

-villages with shops: bakery, butcher, restaurants, pharmacy, doctor, ...: 3, 4 and 5 km away

-Narbonne : 25 min

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<https://www.audevie.com>

info@audevie.com

+33 (0) 4 68 90 65 18

+33 (0) 6 08 46 35 04


- Carcassonne airport: about 45 minutes
- Perpignan and Béziers airports: approx. 50 minutes
- beach: 35 minutes
- Mountains (ski slopes): approx. 2 hours
- Spain: approx. 1.5 h
- Toulouse : 135 km


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