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# Superb Winegrowers Property With Main House, Independent Apartment And...

Lezignan Corbieres, Aude, Occitanie



€372,600

inc. of agency fees

6 Beds

2 Baths

Village in the heart of the Corbieres, located at 20 minutes from Lagrasse (classed one of the most beautiful villages in France), 20 minutes from Narbonne, 35 minutes from the beach and 40 minutes from...

## At a Glance

**Reference** MFH-LFR-TL383400E

Near to Lezignan Corbieres

**Price** €372,600

Bed 6

Bath 2

Land Tax N/A

Pool Yes

## **Property Description**

Village in the heart of the Corbieres, located at 20 minutes from Lagrasse (classed one of the most beautiful villages in France), 20 minutes from Narbonne, 35 minutes from the beach and 40 minutes from Carcassonne airport!

Superb winegrowers property with great potential offering a main house of 136 m2 (lounge, veranda, patio, kitchen, 4 bedrooms, bathroom, convertible attic and a magnificent terrace), spacious annexes to renovate (severals barns, garage, workshop, barn, offering more than 500 m2) and an independent and entirely renovated apartment of 50 m2 (living room with open kitchen, 2 bedrooms, shower room) with possibility to connect to the main house, on a 1046 m2 plot with pleasant garden of 645 m2 that can receive a pool. Many possibilities!

#### Main House

Ground = Entrance on a large garage of 80 m2 with toilet + workshop of 38 m2 + barn of 125 m2 (access to the garden) + entrance on a hall of 5 m2 with stunning stone staircase + kitchen of 20 m2 (lower units, marble fireplace and sink) + lounge of 22 m2 (marble fireplace and beautiful original tiled floor) + veranda of 9 m2 + patio of 15 m2.

1st = Hall of 9.07 m2 + bedroom of 16.24 m2 (french window on terrace and marble fireplace) + bedroom of 12.17 m2 (cupboard and marble fireplace) + hall of 2.35 m2 (cupboard) + bathroom of 7.48 m2 (bath, italian walk-in shower, basin unit, towel dryer and concrete floor) + bedroom or office of 12 m2 (cupboard and french window on terrace, possibility to communicate with the apartment) + access to the terrace of 35 m2 + barn of 125 m2.

2nd = Hall of 3.55 m2 + bedroom of 16.36 m2 (beautiful exposed stone wall) + room of 18.69 m2 to renovate + large convertible attic of 80 m2 to renovate (water arrivals are present).

Independent entirely renovated apartment of 50 m2 (possibility to communicate with the main house) Ground = Laundry area of 5 m2.

1st = Living room of 28 m2 with open kitchen (lower units, sink, hood) + hall of 3 m2 + bedroom of 9.23 m2 + bedroom/dressing of 6.70 m2 (this room can communicate with the main house) + WC of 1.27 m2 + shower room of 3.40 m2 (basin unit, shower, towel dryer).

Exterior = A pleasant garden of about 645 m2 with 3 wells, which can receive a pool + patio of 15 m2 + superb terrace of 35 m2.

Extras = Double glazing + electricity completely redone + wooden shutters + high ceilings on main house + central heat pump brand new system for the main house + electric heating in the apartment + nice features (tiled floors, exposed stone walls, original stone staircase, marble fireplaces:) + estimated amount of annual energy consumption for standard use: between  $1144 \in \text{and } 1548 \in \text{per year}$ . Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of  $2700 \in \mathbb{R}$ .

Price = 372.600 € (Great potential! Many possibilities!)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks

website: georisques. gouv. fr

Property Id: 50599

Property Size: 686 m2

Property Lot Size: 1,046 m2

Bedrooms: 6
Bathrooms: 2

Reference: TL383400E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

## **Summary**

Property type: House Bedrooms: 6 2

Bathrooms

€372,600 Price

# **Key Information**

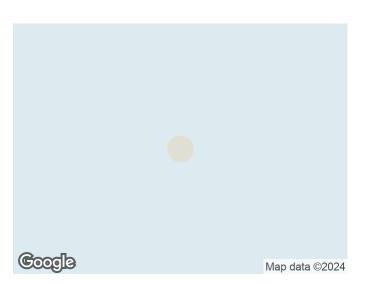
Property Features:

Immediately Habitable

> Swimming Pool? Yes

## **Location: Occitanie**





# Gallery





















































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## C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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