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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

<b>Reference</b>	MFH-LFR-TL383400E	<b>Near to</b>	Lezignan Corbieres	<b>Price</b>	€372,600
<b>Bed</b>	6	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup> (lounge, veranda, patio, kitchen, 4 bedrooms, bathroom, convertible attic and a magnificent terrace), spacious annexes to renovate (several barns, garage, workshop, barn, offering more than 500 m<sup>2</sup>) and an independent and entirely renovated apartment of 50 m<sup>2</sup> (living room with open kitchen, 2 bedrooms, shower room) with possibility to connect to the main house, on a 1046 m<sup>2</sup> plot with pleasant garden of 645 m<sup>2</sup> that can receive a pool. Many possibilities !

#### Main House

Ground = Entrance on a large garage of 80 m<sup>2</sup> with toilet + workshop of 38 m<sup>2</sup> + barn of 125 m<sup>2</sup> (access to the garden) + entrance on a hall of 5 m<sup>2</sup> with stunning stone staircase + kitchen of 20 m<sup>2</sup> (lower units, marble fireplace and sink) + lounge of 22 m<sup>2</sup> (marble fireplace and beautiful original tiled floor) + veranda of 9 m<sup>2</sup> + patio of 15 m<sup>2</sup>.

1st = Hall of 9.07 m<sup>2</sup> + bedroom of 16.24 m<sup>2</sup> (french window on terrace and marble fireplace) + bedroom of 12.17 m<sup>2</sup> (cupboard and marble fireplace) + hall of 2.35 m<sup>2</sup> (cupboard) + bathroom of 7.48 m<sup>2</sup> (bath, italian walk-in shower, basin unit, towel dryer and concrete floor) + bedroom or office of 12 m<sup>2</sup> (cupboard and french window on terrace, possibility to communicate with the apartment) + access to the terrace of 35 m<sup>2</sup> + barn of 125 m<sup>2</sup>.

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

Independent entirely renovated apartment of 50 m<sup>2</sup> (possibility to communicate with the main house)

Ground = Laundry area of 5 m<sup>2</sup>.

1st = Living room of 28 m<sup>2</sup> with open kitchen (lower units, sink, hood) + hall of 3 m<sup>2</sup> + bedroom of 9.23 m<sup>2</sup> + bedroom/dressing of 6.70 m<sup>2</sup> (this room can communicate with the main house) + WC of 1.27 m<sup>2</sup> + shower room of 3.40 m<sup>2</sup> (basin unit, shower, towel dryer).

Exterior = A pleasant garden of about 645 m<sup>2</sup> with 3 wells, which can receive a pool + patio of 15 m<sup>2</sup> + superb terrace of 35 m<sup>2</sup>.

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 € and 1548 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2700 €.

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

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€372,600

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



# Gallery













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**C. BAUER – Sunday Times**

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