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## A Beautiful Apartment With Terrace, Set Around A Courtyard Of An 18th...

**Lezignan Corbieres , Aude , Occitanie**



**€159,500**

inc. of agency fees

2 Beds

1 Baths

A beautiful village on the Canal du Midi with all shops and restaurants, at about 45 minutes from the coast, at 20 minutes from Carcassonne and the motorway.A...

### At a Glance

<b>Reference</b>	MFH-LFR-L159500E	<b>Near to</b>	Lezignan Corbieres	<b>Price</b>	€159,500
<b>Bed</b>	2	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

A beautiful village on the Canal du Midi with all shops and restaurants, at about 45 minutes from the coast, at 20 minutes from Carcassonne and the motorway.

A beautiful apartment set around a courtyard of an 18th century winecave, developed into 27 apartments in

year 2000, with a heated pool and a sauna in a peaceful setting with views from the terrace. The apartment has been tastefully renovated to a high standard with quality materials and offers about 60 m2 living space over 3 levels with a sunny, private terrace of 12 m2, a cellar, 2 private parking spaces and access to the communal heated pool, sauna and restaurant/bar in the residence. The property currently has 2 bedrooms, 1 full bathroom, 2 wc's, an open-plan fitted kitchen, lounge and dining area leading onto the lovely terrace. The apartment also has its own wine-cellar / storage (for bicycles etc) of about 5 m2. Comfortable, charming, peaceful and ready to move into. Excellent holiday home or permanent residence, with proven letting potential if wanted.

Ground = 2 off street private parking spaces + access to wine cellar of about 5 m2.

1st = Entrance of 4 m2 + a spacious open-plan lounge and fitted kitchen of 27 m2 with doors onto the south-west facing terrace of 12 m2 with ample space for lounging and dining + a cloakroom and WC with sink of 3.5 m2.

2nd = Bedroom of 13 m2 + full bathroom of 8 m2 (corner bath, double sink, shower) + separate WC.

3rd = Bedroom of 11 m2 with sloping ceiling and velux.

Sundry = Electric heating + double glazing + appliances and furniture included + estimated amount of annual energy consumption for standard use: between 989 € and 1337 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1364 € + co-ownership charges of about 1420 €/year (covers grounds, pool, general maintenance and insurance and has decreased annually the past few years) + terrace + habitable immediately + summer rentals of about 3000 € (based on 6/7 weeks at 490 €/week) + heated pool + sauna + cellar + bar/restaurant within the residence.

Price = 159.500 € (Charming, tasteful, comfortable - a must see !)

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](http://georisques.gouv.fr)

Property Id : 54334

Property Size: 60 m2

Bedrooms: 2

Bathrooms: 1

Reference: L159500E

## **Other Features**

Courtyard

- Immediately Habitable
- Outside space
- Private parking/Garage
- Rental Potential
- Swimming Pool
- Terrace
- With Land/Garden

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€159,500

Key Information

Property Features:

- Courtyard
- |                |     |
|----------------|-----|
| Swimming Pool? | Yes |
|----------------|-----|

Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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