

[Click to view MFH-CB85068365](#)

Village House, Garden, Terrace, Paziols

Paziols , Aude , Occitanie



€239,000

inc. of agency fees

4 Beds

243 sqm

Located in the heart of the village, this is a completely renovated character village house for sale with private adjoining garden,...

At a Glance

Reference MFH-CB85068365

Near to Paziols

Price €239,000

Bed 4

Pool No

Hab.Space 243 sqm

Land Tax N/A

Property Description

Located in the heart of the village, this is a completely renovated character village house for sale with private adjoining garden, hidden from view.

The house is built on 3 levels and includes 235m² of living space. Currently divided into three dwellings:

The ground floor offers 80m² of living space and consists of a large room currently serving as an office, an open living room with fireplace and adjoining kitchen, a bedroom, a laundry room and a bathroom with WC. This level leads to a terrace with summer kitchen of 13.52m², a first garden of 40m² and then a few steps lead to the second garden of 93m² enclosed by stone walls and trees.

The 1st level, benefiting from an independent entrance at ground floor level, offers 72.30m² of living space and consists of two suites, with bathroom and adjoining shower room, a living room with fireplace, a terrace of 14m² overlooking the village. This level could easily be equipped with an open kitchen in the living room and could become an independent 2-bed apartment with terrace.

Finally, the 2nd floor consists of a character loft of 60.25m² with central fireplace, high ceilings and exposed beams composed of a living room opening on to an equipped kitchen, a bedroom on the mezzanine and a bathroom with WC.

Paziols, a small village in the Corbières massif, is renowned for its vineyards and known for its local producers' market: fruits, vegetables, Corbières honey, craft beers, Paziols wine. One of the major assets of the village is its proximity to the Verdoube river (1km), a very popular place for swimming and activities in the summer. Tuchan is only 5 minutes away by car.

Summary

Property type:	Village house
Bedrooms:	4
Price	€239,000

Key Information

Internal Area:	243 sqm
Number of	1
Fireplaces:	

Property Features:

- Fireplace

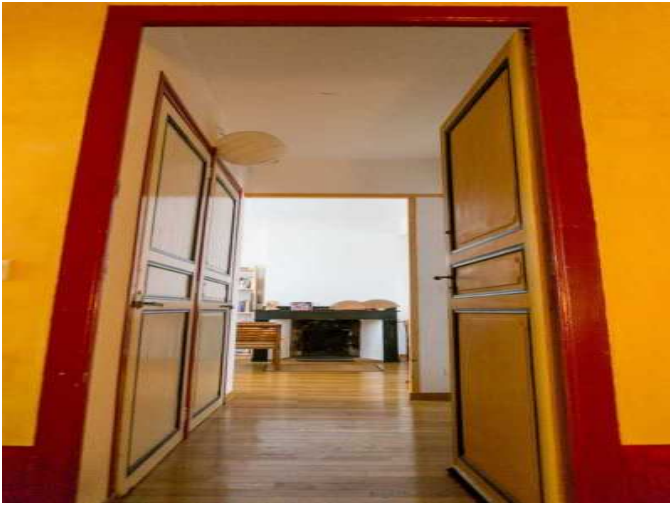
Location: Occitanie



Gallery











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S. and L. BROWN



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