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## Renovated Former Winegrower's House, Offering Many Possibilities With...

Leucate , Aude , Occitanie



€548,000

inc. of agency fees

5 Beds 4 Baths 235 sqm 0.02 ha

Nice village in the heart of the Narbonnaise National Park, with all shops and restaurants, close to the lagoon, 5 minutes from Leucate, 5 minutes from...

### At a Glance

Reference MFH-LFR-L579000E

Near to Leucate

Price €548,000

Bed 5

Bath 4

Hab.Space 235 sqm

Land 0.02 ha

Pool No

Land Tax N/A

### Property Description

Nice village in the heart of the Narbonnaise National Park, with all shops and restaurants, close to the lagoon, 5 minutes from Leucate, 5 minutes from Sigean, 10 minutes from Peyriac de Mer and 15 minutes from Narbonne.

Superb fully renovated winegrower's house close to the lagoon, in the heart of the Narbonnaise National Park. This property with 235 m<sup>2</sup> of living space has been restored using quality materials and offers the possibility of creating 3 separate flats (with lift) or being converted into a large family home. Perfect for those looking for a natural setting, close to the sea, yet located in a protected wine-growing region.

Ground = Entrance into a 49.4 m<sup>2</sup> semi-fitted garage + potential for flat 1 to be finished : 13.6 m<sup>2</sup> bedroom, 5.3 m<sup>2</sup> bathroom (foresee washbasin, WC, shower, :), 31.6 m<sup>2</sup> living room with access to a 19.4 m<sup>2</sup> terrace and staircase leading to the garden and independent gate.

1st (served by lift) = Entrance into a 55.8 m<sup>2</sup> living room with access to a 19 m<sup>2</sup> terrace + 2 bedrooms of 15.2 m<sup>2</sup> and 15.2 m<sup>2</sup> + 8.9 m<sup>2</sup> bathroom (foresee washbasin, WC, shower).

2nd (served by lift) = Entrance into 39.1 m<sup>2</sup> living room/kitchen opening onto 32 m<sup>2</sup> terrace with sea views + 3.6 m<sup>2</sup> shower room (bidet, WC) + 12.6 m<sup>2</sup> en suite bedroom with 7.5 m<sup>2</sup> bathroom (Italian shower, bath, washbasin, bidet, WC) and 5.5 m<sup>2</sup> dressing room + office/bedroom on mezzanine.

Outside = Private parking space in front of the house (19 m<sup>2</sup>) + small garden opening onto 2 stone cellars (34 m<sup>2</sup> in total) with separate entrance + the lift works with a key system, so each floor can be completely independent.

Miscellaneous = Pellet stove on 1st floor and wood burner on 2nd floor + estimated amount of annual energy consumption for standard use: between 900 € and 1250 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 1300 € property tax +

well located in the heart of the village close to shops/restaurants + new roof, woodwork, plumbing, electricity (2020 to 2022) + R7 insulation.

Price = 548.000 € (Very good location !)

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 : 70189

Property Size: 235 m2

Property Lot Size: 200 m2

Bedrooms: 5

Bathrooms: 4

Reference: L579000E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€548,000

Key Information

Internal Area:	235 sqm
Land Area:	0.02 ha
Property Features:	
•	Immediately Habitable

Location: Occitanie

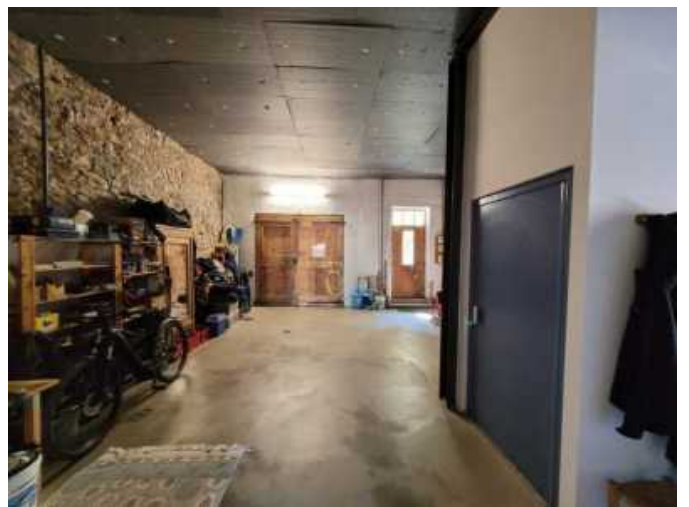


## Gallery

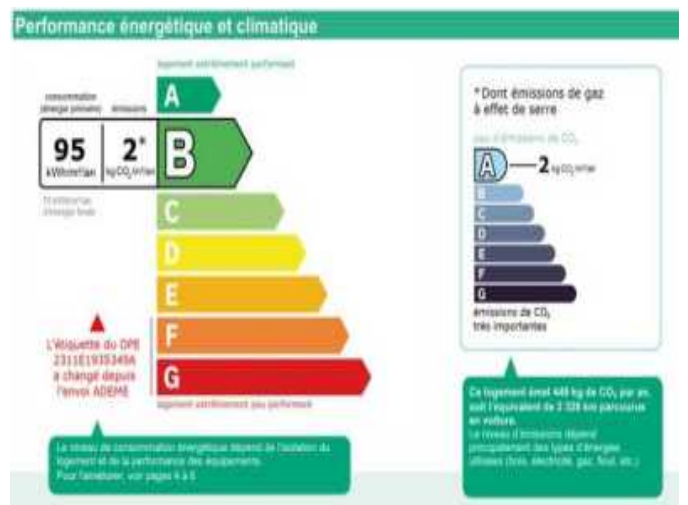
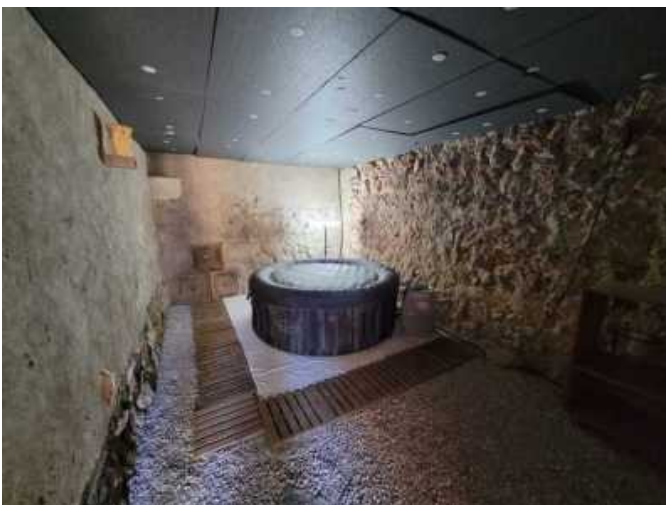














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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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