Click to view MFH-CB83705388

# **Elegant 19th Century Manor With Trrret, Fabrezan**

Fabrezan, Aude, Occitanie



€878,000

inc. of agency fees

**7** Beds

**351** sqm

Fabulous 19th Century Manor house with turret, for sale in a popular winemaking village in the Corbieres, offering over 350m<sup>2</sup> of habitable space comprising 3 reception rooms, 7 bedrooms/3 bathrooms and...

#### At a Glance

Bed

**Reference** MFH-CB83705388

Near to Fabrezan

Pool No

**Price** €878,000

Hab.Space 351 sqm

Land Tax N/A

# **Property Description**

Fabulous 19th Century Manor house with turret, for sale in a popular winemaking village in the Corbieres, offering over 350m<sup>2</sup> of habitable space comprising 3 reception rooms, 7 bedrooms/3 bathrooms and a developable 2 storey barn, set in a gated plot of 1700m<sup>2</sup>.

The house is set behind impressive wrought iron gates and fencing that hide it from general view. It is in the 'Bourgeoise' style, and is spread over 3 floors. It has been sympathetically restored with taste and style, preserving much of the splendid period features found throughout the house, such as the marble fireplaces, cornicing and original flooring.

On the ground floor, the original entrance doors open onto a stunning hallway, at one end of which there is a sweeping staircase, a guest cloakroom and access to a new annexe, currently used as a billiard room with glazed doors onto the garden and grand windows on 3 sides of the room.

A smaller hallway from the entrance hall leads to the main living room with marble fireplace and grand windows that flood the room with light. On the opposite side of the hallway is the dining room, which in turn leads to a spacious galley kitchen with doors onto an al fresco dining area.

On the first floor, a hallway opens onto 3 bedrooms, 2 of which have en-suite bathrooms. The top floor has a similar layout with 4 bedrooms and a bathroom.

Attached to the house and accessible from the kitchen is a large 2 storey barn with an attractive renovated façade and windows already in place, which could be developed into further habitable space for the main house, or converted into an independent guest house. Currently, the ground floor area is used as a garage.

Outside, the grounds are planted with mature trees and young saplings. It is largely a blank canvass with ample space to locate a swimming pool, as well as off-street parking for several cars.

This enchanting property has been exquisitely furnished and is sold mainly furnished. It would make a sumptuous family home or a centrally located upmarket bed & breakfast/gite in a lively village.

Fabrezan – Popular Corbières village with all amenities including several restaurants, supermarket and boulangerie, 10 minutes from Lezignan Corbières and the motorway, 30 minutes from Narbonne and Carcassonne/airport, and 40 minutes from beaches.

This property is the result of a delegation of mandate.

**Summary** 

Property type: Mansion

Bedrooms: 7

Price €878,000

**Key Information** 

Internal Area: 351 sqm

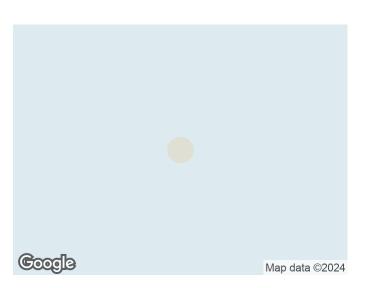
Property Features:

• Double pane windows

Has Alarm Yes

**Location: Occitanie** 





# Gallery































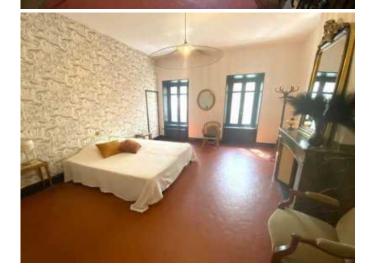






















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

### Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

## **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

#### **Testimonials**

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

#### 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved