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## Elegant 19th Century Manor With Turret, 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

**Reference** MFH-CB83705388

**Bed** 7

**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

















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**S. and L. BROWN**



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