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## Character House 295m<sup>2</sup> With Garden, Corbieres

**Thézan-des-Corbières , Aude , Occitanie**



**€265,000**

inc. of agency fees

6 Beds

295 sqm

A well-presented period property, comprising the rear half of a large Maison de Maître, offering approximately 290m<sup>2</sup> of habitable space with 6 bedrooms and 2 bathrooms, a garage and a private garden of...

### At a Glance

**Reference** MFH-CB83706610

**Bed** 6

**Near to** Thézan-des-Corbières

**Pool** No

**Price** €265,000

**Hab.Space** 295 sqm

**Land Tax** N/A

### Property Description

A well-presented period property, comprising the rear half of a large Maison de Maître, offering approximately 290m<sup>2</sup> of habitable space with 6 bedrooms and 2 bathrooms, a garage and a private garden of almost 1600m<sup>2</sup> located in the centre of a winemaking village in the Corbieres.

The Maison de Maître has been divided in half to create 2 separate dwellings (one to the front and one to the back, with a shared central hallway) but without losing any of the character and charm of the building. The half for sale faces the garden to the rear. It has been sympathetically restored, preserving many original features such as the tiled floors, fireplaces and woodwork.

On the ground floor, a private entrance door opens onto an inviting tiled hall with a salon to the left of the hall and a dining room/kitchen to the right. A door from the hall opens onto the spacious communal hallway and staircase which gives access to the upper floors. On the first floor, there are 3 bedrooms, including the master bedroom, and a shower room. On the top floor, there are 3 further bedrooms, one with en-suite bathroom. The communal hallway on this floor also gives access to a large attic that is shared between the 2 homes, useful for extra storage.

Outside, the extensive partially walled garden is secluded and not overlooked, with outdoor lounge area, mature trees, gravelled and lawned areas as well as a garage. There are 2 wells, which irrigate the various fruit trees and planting in the garden.

This unusual property is in good condition, necessitating little further works. It offers the grandeur and style of a substantial period property, but on a more manageable scale.

Thézan-des-Corbières – Winemaking village in the Corbières region with amenities. Surrounded by local wineries and heritage sites such as Abbaye de Fontfroide, Lagrasse and the City of Carcassonne and with easy access to the market town of Lézignan-Corbières and the city of Narbonne. 30/40 minutes from beaches, 40 minutes from airport at Carcassonne and 50 minutes from Béziers and Perpignan airports.

## Summary

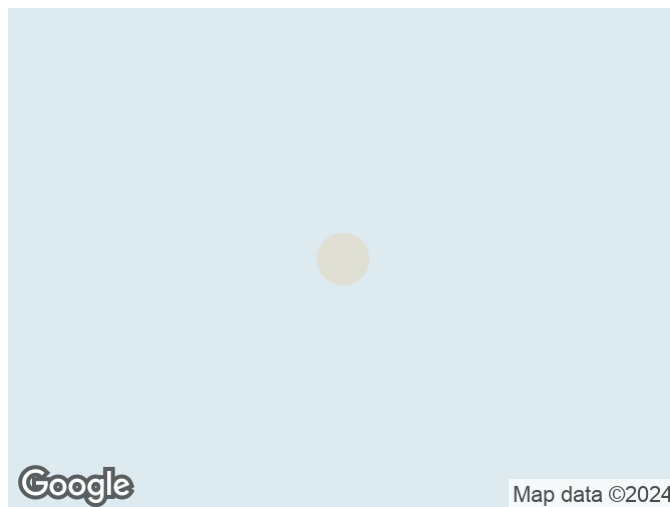
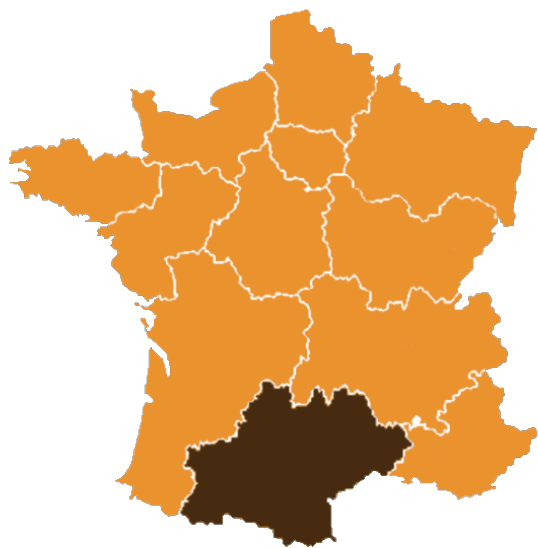
Property type: Countryside house  
Bedrooms: 6  
Price €265,000

## Key Information

Internal Area: 295 sqm  
Property Features:

- Double pane windows

## Location: Occitanie



## Gallery













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