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A Beautiful Apartment Set Around A Courtyard Of An 18th Century Winecave...

Lezignan Corbieres , Aude , Occitanie



€163,900

inc. of agency fees

3 Beds

2 Baths

A beautiful village on the Canal du Midi with all shops and restaurants, at about 45 minutes from the coast, at 20 minutes from Carcassonne and the motorway. A beautiful apartment set around a courtyard...

At a Glance

| | | | | | |
|------------------|------------------|----------------|--------------------|-----------------|----------|
| Reference | MFH-LFR-L195800E | Near to | Lezignan Corbieres | Price | €163,900 |
| Bed | 3 | Bath | 2 | Land Tax | N/A |
| | | Pool | Yes | | |

Property Description

A beautiful village on the Canal du Midi with all shops and restaurants, at about 45 minutes from the coast, at 20 minutes from Carcassonne and the motorway.

A beautiful apartment set around a courtyard of an 18th century winecave, developed into 27 apartments in

2000, with a heated pool and a sauna in a peaceful setting overlooking a lovely courtyard. The apartment has been tastefully renovated to a high standard with quality materials and offers about 90 m² living space over 2 levels with a spacious and private terrace of 30 m², a garage of 25 m² and access to the communal pool, sauna and restaurant/bar in the residence. The property currently has 3 bedrooms, 2 bathrooms, an open-plan fitted kitchen, lounge and dining area and has a wine-cellar/storage (for bicycles etc) of about 8 m². Comfortable, charming, peaceful and ready to move into. Excellent holiday home or permanent residence, with great letting potential if wanted.

Ground = Access to garage of 25 m² and wine cellar of about 8 m².

1st = Entrance into a spacious open-plan lounge and kitchen of 40 m² leading onto the south-west facing terrace of 30 m² with ample space for lounging and dining, a cloakroom and WC with sink of 5 m².

2nd = Large bedroom of 20 m² with bathroom of 5 m² (shower, wc, double sink) + bedroom of 10 m² + bedroom of 12 m² + bathroom of 4 m² (shower, sink, wc), all divided over 2 separate wings from central staircase from ground floor.

Sundry = Electric heating + Godin woodburning stove + double glazing + appliances and furniture negotiable including the Godin piano + annual property tax of 1865 € + co-ownership charges of about 2700€ annually (covers grounds, pool, general maintenance and insurance and has decreased annually the past few years) + estimated amount of annual energy consumption for standard use: between 773 € and 1045 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + habitable immediately + summer rentals some years ago with potential of 800-900€/week + pool + sauna + garage and winecellar.

Price = 163.900 € (Charming, tasteful, high quality, rare - good price !)

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

Property Id : 52440

Property Size: 90 m²

Bedrooms: 3

Bathrooms: 2

Reference: L195800E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Summary

| | |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms: | 3 |
| Bathrooms | 2 |
| Price | €163,900 |

Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



Gallery









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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.

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