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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.

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**

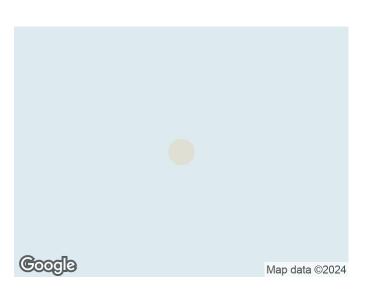
Property Features:

Courtyard

Swimming Pool? Yes

# **Location: Occitanie**





# Gallery













































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#### C. BAUER – Sunday Times

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S. and L. BROWN



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