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Magnificent Maison De Maitre, Entirely Renovated, With 4 Bedrooms, Garage...

Salleles D'aude , Aude , Occitanie



€250,000

inc. of agency fees

4 Beds

2 Baths

Dynamic village with cafes, restaurants, butcher, bakery: located at 10 minutes from Capestang and Canal du Midi, 20 minutes from Narbonne and 30 minutes from the beach !Magnificent maison de Maitre dating...

At a Glance

Reference MFH-LFR-OC270000E

Bed 4

Near to Salleles D'aude

Bath 2

Pool No

Price €250,000

Land Tax N/A

Property Description

Dynamic village with cafes, restaurants, butcher, bakery: located at 10 minutes from Capestang and Canal du Midi, 20 minutes from Narbonne and 30 minutes from the beach !

Magnificent maison de Maitre dating from the 18th century, entirely renovated with beautiful materials, offering the comfort of modernity but has kept its beautiful facade with its original door full of charm ! The property offers a nice living space of 160 m² comprising 4 bedrooms, 2 shower rooms, a beautiful living area full of light with its open equipped kitchen, a large laundry room, a garage, plus a pleasant courtyard in front of the house ! A quality renovation made by professionals, no work to do at all, come and make this your home straight away !

Basement = Large laundry room of 22.06 m² (brand new thermodynamic boiler, very efficient !) + garage of 27.41 m².

Ground = Entrance of 6.68 m² + WC of 4.06 m² + superb bright living space of 36.16 m² with its open fully equipped kitchen (lower units, electric oven, hood, sink, electric hob, central island).

1st = Magnificent contemporary staircase leading on a hall of 6 m² + shower room of 7.70 m² (italian walk-in shower, double basin unit, WC, towel dryer) + bedroom of 12.10 m² + large bedroom of 21.73 m² with walk-in closet.

2nd = Hall of 6 m² + shower room of 8 m² (italian walk-in shower, double basin unit, WC, towel dryer) + bedroom of 9.51 m² + large bedroom of 2 m² with walk-in closet and nice view.

Exterior = A pleasant courtyard of about 10 m² in front of the house.

Extras = Brand new renovation, everything has been totally redone : electricity, plumbing, floors, interior, facade : + double glazing + wooden shutters + tiled floors + reversible air conditioning + main sewage + estimated amount of annual energy consumption for standard use: between 450 € and 680 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 250.000 € (Superb !)

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 : 62603

Property Size: 160 m²

Property Lot Size: 94 m²

Bedrooms: 4

Bathrooms: 2

Reference: OC270000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€250,000

Key Information

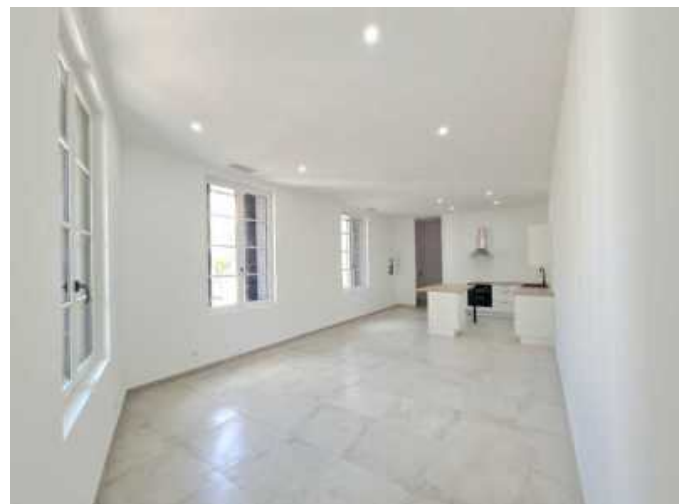
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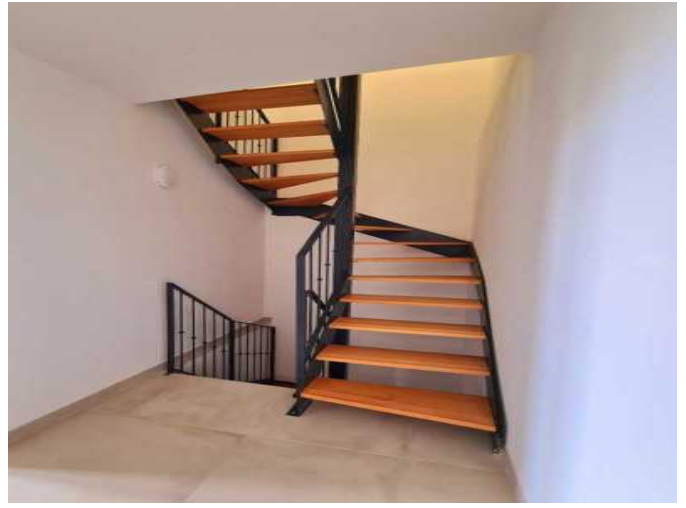
- Courtyard

Location: Occitanie



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our 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.

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C. BAUER – Sunday Times

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