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## Maison de Maître style house in the heart of a village

**Boutenac , Aude , Occitanie**



# €340,000

inc. of agency fees

8 Beds   2 Baths   287 sqm   450 sqm

Stone house in the style "Maison de Maître", typical mediterranean village house full of charm and features located in the heart of the village.

### At a Glance

<b>Reference</b>	MFH-MSA74772	<b>Near to</b>	Carcassonne	<b>Price</b>	€340,000
<b>Bed</b>	8	<b>Bath</b>	2	<b>Hab.Space</b>	287 sqm
<b>Land</b>	450 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming stone house designed in the style of a Master's house, featuring a beautiful and intricate facade. This south facing property is situated in the heart of a village in the Aude region, just 10 minutes from Lézignan and 15 minutes from Narbonne and the coast.

The house offers 287 square meters of living space and is set on a 450 square meter plot, with potential space for a swimming pool. It is conveniently located, just a one-minute walk from local shops and services, including a grocery store, post office, school, town hall, and pharmacy.

On the ground floor, a spacious central hallway leads to the main rooms, which comprise two living rooms, a dining room, a separate kitchen, garden access, and a small bathroom. Each floor includes a large hallway, four bedrooms, and a bathroom. The top-level features a comfortable attic space that can potentially be converted into additional living space.

The property boasts single-pane windows, oil central heating, an old fireplace, a boiler room in the garden, and a roof completely redone 20 years ago. The lengthy garden offers plenty of potential for landscaping and the addition of a pool.

## **The Accommodation**

### **The ground floor**

- entrance and long hall - 20.29 sqm
- living room 1 - 16.26 sqm
- living room 2 - 20.25 sqm
- dining room - 15.20 sqm
- seperated kitchen to renovate - 15.20 sqm
- shower room and toilet - 3.60 sqm

### **The first floor and second floor :**

- bedroom 1 - 17 sqm
- bedroom 2 - 16 sqm
- bedroom 3 - 20 sqm
- bedroom 4 16 sqm
- shower room - 5.85 sqm

## **Outside**

- garden to create
- pool possible with town hall authorisation

## **Additional Information**

- house ideal for secondary house and if is for living all year round
- requires to be fully renovated

## **The Area and Access**

- Narbonne at 15 minutes
- Lézignan at 10 minutes
- Carcassonne and airport at 40 minutes

*This charming house is full of character, with generous spaces and great potential!*

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓
Mountain View?	✓

## And Before You Ask

Exposure:	South
Condition:	Renovation project
Reason for selling:	Familial reasons
Condition of Roof:	Good condition
Drainage:	Connected to mains town system
Gas Supply:	Gas bottles for cooking

## Summary

Property type:	Village house
Bedrooms:	8
Bathrooms	2
Price	€340,000

## Key Information

Year Built:	1890
Internal Area:	287 sqm
Land Area:	450 sqm
Floor:	4
Number of Fireplaces:	1

### Property Features:

- House full of character to renovate
- total creation on garden
- close to all amenities in the village
- many bedrooms
- ideal for B&B
- nice street wall

Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**



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**C. BAUER – Sunday Times**

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