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## Railway station with a garden in the Aude countryside

Verzeilles , Aude , Occitanie



# €210,000

inc. of agency fees

5 Beds   1 Baths   161 sqm   1500 sqm

Hidden in vineyards of the Aude, this beautiful country railway station with a very nice garden with a few fruit trees and a workshop is located near a village with shops and services, just 15 minutes away from Carcassonne.

### At a Glance

<b>Reference</b>	MFH-MSA75003	<b>Near to</b>	Carcassonne	<b>Price</b>	€210,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	161 sqm
<b>Land</b>	1500 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€1083.00

### Property Description

This old, beautiful country railway station receives only six small regional trains a day (michelines, no high-speed trains). It features a very nice garden spanning 1500 sq.m with a few fruit trees and a workshop for tool storage. The station itself has a living area of 161 sq.m spread over two levels and a convertible attic.

The ground floor consists of an entrance hall with a ticket office and a beautiful stone staircase, a living room and dining area, a partially equipped open kitchen, a separate toilet, and access to the cellar. On the first floor, there are 5 bedrooms, with two currently used as a living room and office, a bathroom, a toilet, and access to the large attic.

The property is equipped with a heat pump for underfloor heating and radiators, single glazing, a wood stove, a 15 sq.m cellar ideal for wine storage and insulation, and a spacious attic with partially convertible windows (36 sq.m). Other features include two separate toilets, an ideal garden for gardening, and more.

The property is located near Verzeille, a village with shops and services nearby, and is just 15 minutes away from Carcassonne and its international airport.

## **The Accommodation**

### **The ground floor**

- entrance and hall - 23 sqm
- living room 1 - 45 sqm
- kitchen - 16 sqm
- independant toilet and access to cellar on same level

### **The first floor**

- landing - 9.86 sqm
- living room 2 or bedroom 1 - 16.56 sqm
- bedroom 2 - 16.94 sqm
- office or bedroom 3 - 9 sqm
- bedroom 4 - 14.21 sqm
- bedroom 5 - 9.97 sqm
- bathroom - 5.98 sqm
- independant toilet

## **Outside**

- as it is a station there is a passage so that people can get on and off of the train. It belongs to the property but is a waypass with the French SNCF.
- The septic tank is shared with the neighbour!
- vegetable garden next to the waypass and built shed
- private garden on one side of the house
- easy maintenance

## **Additional Information**

- you can take the train to go to Carcassonne for just 1€ !
- plenty of parking in front of the house which is commun with everybody
- the land belonging to the house is private

## **The Area and Access**

- the station is between two villages which have amenities and services
- Carcassonne and airport at 15 minutes drive

*This unique property is ideal for those who love charming and spacious homes, and railway houses.*

*Are you ready to get on board?*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓
Mountain View?	✓

## And Before You Ask

Exposure:	South-west
Year of Renovation:	2021
Condition:	Good general condition
Heating System:	Heat pump central heating
Reason for selling:	Familial reasons
Condition of Roof:	Very good condition
Drainage:	Septic up to norms
Gas Supply:	Gas bottles for cooking
Land Tax:	€1083.00

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€210,000

## Key Information

Year Built:	19
Internal Area:	161 sqm
Land Area:	1500 sqm
Floor:	3
How many Outbuildings:	1
Number of Fireplaces:	1
Property Features:	
• Traditional French Station	
• very calm area	
• just four electric trains per day	
• nice garden	
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



# Gallery











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