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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

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



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