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## Spacious Character Village House + Non Adjoining Garden, Close To Lezignan-corbieres

Fabrezan , Aude , Occitanie



# €295,000

inc. of agency fees

5 Beds

250 sqm

Superb property dating back to 1850, situated in the heart of the village, oozing with charm and character. The property is entered off the road via a south-facing garden of approximately 45m<sup>2</sup>. The living...

### At a Glance

**Reference** MFH-CB85051102

**Near to** Fabrezan

**Price** €295,000

**Bed** 5

**Pool** No

**Hab.Space** 250 sqm

**Land Tax** N/A

### Property Description

Superb property dating back to 1850, situated in the heart of the village, oozing with charm and character.

The property is entered off the road via a south-facing garden of approximately 45m<sup>2</sup>.

The living space is spread over 3 levels and set out as follows:

Ground floor: spacious entrance hall with woodburner, fitted kitchen, lounge/dining room with fireplace, WC. On this level an additional room with an independant entrance (bedroom/office or workshop) with access to a small courtyard. This room could be rearranged into a studio.

1st floor: 3 bedrooms each with ensuite shower rooms and a separate toilet.

2nd floor: a bedroom with ensuite shower room and dressing room, then a studio with living room and open kitchen, WC, ensuite bedroom with small south-facing balcony.

A 440m<sup>2</sup> garden not attached to the house is sold with the house.

An ideal property for a large family, holiday home or for those looking for a B&B activity.

Located in the heart of the village close to all the amenities and only a 5 minute drive to the lively town of Lézignan Corbières and the A61 autoroute.

## Summary

Property type: Village house  
Bedrooms: 5  
Price: €295,000

## Key Information

Year Built: 1750  
Internal Area: 250 sqm  
Number of Fireplaces: 1  
Property Features:

- Air-conditioning

Has Air Conditioning? Yes

## Location: Occitanie



## Gallery











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