

[Click to view MFH-CB85068365](#)

## Village House, Garden, Terrace, Paziols

Paziols , Aude , Occitanie



**€242,000**

inc. of agency fees

4 Beds

243 sqm

Located in the heart of the village, this is a completely renovated character village house for sale with private adjoining garden, hidden from view. The house is built on 3 levels and includes 235m²...

### At a Glance

**Reference** MFH-CB85068365

**Near to** Paziols

**Price** €242,000

**Bed** 4

**Pool** No

**Hab.Space** 243 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the village, this is a completely renovated character village house for sale with private adjoining garden, hidden from view.

The house is built on 3 levels and includes 235m² of living space. Currently divided into three dwellings:

The ground floor offers 80m² of living space and consists of a large room currently serving as an office, an

open living room with fireplace and adjoining kitchen, a bedroom, a laundry room and a bathroom with WC. This level leads to a terrace with summer kitchen of 13.52m<sup>2</sup>, a first garden of 40m<sup>2</sup> and then a few steps lead to the second garden of 93m<sup>2</sup> enclosed by stone walls and trees.

The 1st level, benefiting from an independent entrance at ground floor level, offers 72.30m<sup>2</sup> of living space and consists of two suites, with bathroom and adjoining shower room, a living room with fireplace, a terrace of 14m<sup>2</sup> overlooking the village. This level could easily be equipped with an open kitchen in the living room and could become an independent 2-bed apartment with terrace.

Finally, the 2nd floor consists of a character loft of 60.25m<sup>2</sup> with central fireplace, high ceilings and exposed beams composed of a living room opening on to an equipped kitchen, a bedroom on the mezzanine and a bathroom with WC.

Paziols, a small village in the Corbières massif, is renowned for its vineyards and known for its local producers' market: fruits, vegetables, Corbières honey, craft beers, Paziols wine. One of the major assets of the village is its proximity to the Verdoube river (1km), a very popular place for swimming and activities in the summer. Tuchan is only 5 minutes away by car.

## Summary

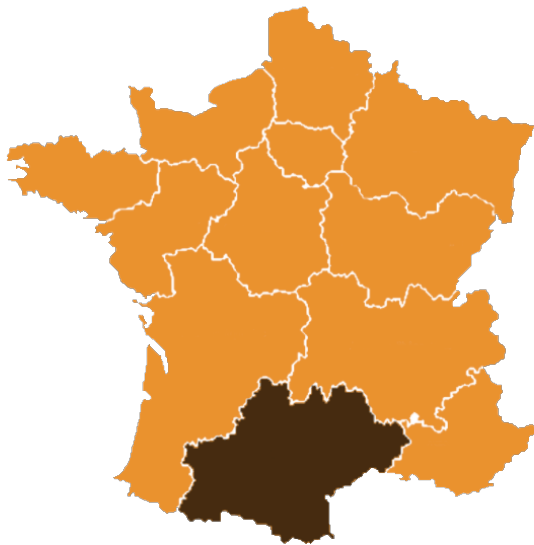
Property type: Village house  
Bedrooms: 4  
Price: €242,000

## Key Information

Internal Area: 243 sqm  
Number of Fireplaces: 1  
Property Features:

- Fireplace

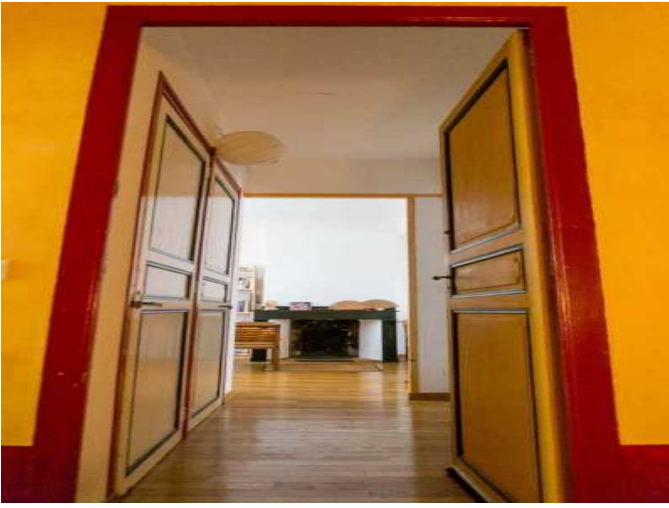
## Location: Occitanie



## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates