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## Former Winegrower's Property, Completely Renovated, With 270 M2 Of Living...

Narbonne , Aude , Occitanie



# €642,000

inc. of agency fees

6 Beds

2 Baths

Nice village with all shops and restaurants, 20 minutes from Narbonne and 35 minutes from Beziers. Former winegrower's property, completely renovated, with 270 m2 of living space, including 5/6 bedrooms...

### At a Glance

**Reference** MFH-LFR-  
NN642000E

**Bed** 6

**Near to** Narbonne

**Bath** 2

**Pool** No

**Price** €642,000

**Land Tax** N/A

### Property Description

Nice village with all shops and restaurants, 20 minutes from Narbonne and 35 minutes from Beziers.

Former winegrower's property, completely renovated, with 270 m<sup>2</sup> of living space, including 5/6 bedrooms and 2 bathrooms plus a convertible attic of 150 m<sup>2</sup>. The house was fully renovated in 2020 and offers all the modern comfort (reversible air conditioning, thermodynamic water heater, double glazing, etc.). Its adjoining 200 m<sup>2</sup> cellar allows storage and its upper floor can easily be converted into an independent apartment.

Ground = Entrance hall of 25 m<sup>2</sup> with access to the garden + living room/lounge of 39.2 m<sup>2</sup> + fitted kitchen/dining room of 46 m<sup>2</sup> (wall and base units, hotplates, electric oven, hood, sink) + bedroom or office of 13.9 m<sup>2</sup> + pantry of 14.4 m<sup>2</sup> with WC.

1st = Hall of 25 m<sup>2</sup> with access to a terrace of 42 m<sup>2</sup> + 4 bedrooms of 19 m<sup>2</sup>, 11 m<sup>2</sup>, 13.7 m<sup>2</sup> and 18 m<sup>2</sup> + bathroom of 8 m<sup>2</sup> (italian shower, sink) + WC + bedroom of 15.7 m<sup>2</sup> en suite with bathroom of 13.6 m<sup>2</sup> (italian shower, sink) and access to the corridor.

2nd = Insulated attic suitable for conversion with double-glazed windows of 150 m<sup>2</sup>.

Exterior = Front courtyard and parking + old wine cellar of 200 m<sup>2</sup> with old wine vats + rear terrace overlooking the garden + convertible rooms at the back of the cellar.

Miscellaneous = Reversible air conditioning + property tax of 1426 € + estimated amount of annual energy consumption for standard use: between 1299 € and 1757 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + well located in the heart of the village close to shops in a quiet alley + roofs in good condition + well.

Price = 642.000 € (Beautiful and large property)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 57312

Property Size: 270 m<sup>2</sup>

Property Lot Size: 1,956 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 2

Reference: NN642000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

## Summary

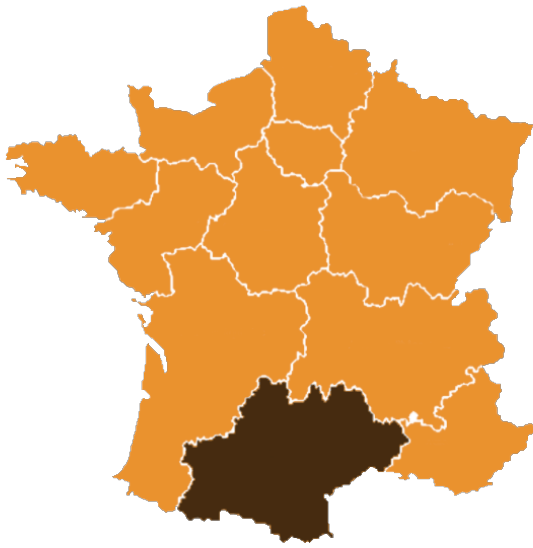
Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€642,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie

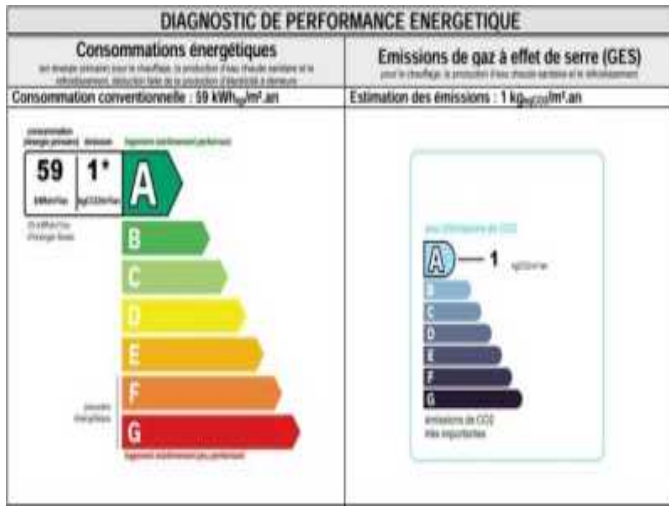


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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.

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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**

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