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Renovated Former Winegrower's House, Offering Many Possibilities With...

Leucate , Aude , Occitanie



€579,000

inc. of agency fees

5 Beds

4 Baths

Nice village in the heart of the Narbonnaise National Park, with all shops and restaurants, close to the lagoon, 5 minutes from Leucate, 5 minutes from Sigean, 10 minutes from Peyriac de Mer and 15 minutes...

At a Glance

Reference MFH-LFR-L579000E

Near to Leucate

Price €579,000

Bed 5

Bath 4

Land Tax N/A

Pool No

Property Description

Nice village in the heart of the Narbonnaise National Park, with all shops and restaurants, close to the lagoon, 5 minutes from Leucate, 5 minutes from Sigean, 10 minutes from Peyriac de Mer and 15 minutes from Narbonne.

Superb fully renovated winegrower's house close to the lagoon, in the heart of the Narbonnaise National Park. This property with 215 m² of living space has been restored using quality materials and offers the possibility of creating 3 separate flats (with lift) or being converted into a large family home. Perfect for those looking for a natural setting, close to the sea, yet located in a protected wine-growing region.

Ground = Entrance into a 49.4 m² semi-fitted garage + potential for flat 1 to be finished : 13.6 m² bedroom, 5.3 m² bathroom (foresee washbasin, WC, shower, :), 31.6 m² living room with access to a 19.4 m² terrace and staircase leading to the garden and independent gate.

1st (served by lift) = Entrance into a 55.8 m² living room with access to a 19 m² terrace + 2 bedrooms of 15.2 m² and 15.2 m² + 8.9 m² bathroom (foresee washbasin, WC, shower).

2nd (served by lift) = Entrance into 39.1 m² living room/kitchen opening onto 32 m² terrace with sea views + 3.6 m² shower room (bidet, WC) + 12.6 m² en suite bedroom with 7.5 m² bathroom (Italian shower, bath, washbasin, bidet, WC) and 5.5 m² dressing room + office/bedroom on mezzanine.

Outside = Private parking space in front of the house (19 m²) + small garden opening onto 2 stone cellars (34 m² in total) with separate entrance + the lift works with a key system, so each floor can be completely independent.

Miscellaneous = Pellet stove on 1st floor and wood burner on 2nd floor + estimated amount of annual energy consumption for standard use: between 900 € and 1250 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 1300 € property tax + well located in the heart of the village close to shops/restaurants + new roof, woodwork, plumbing, electricity (2020 to 2022) + R7 insulation.

Price = 579.000 € (Very good location !)

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

Property Id : 58411

Property Size: 235 m²

Property Lot Size: 200 m²

Bedrooms: 5

Bathrooms: 4

Reference: L579000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

Summary

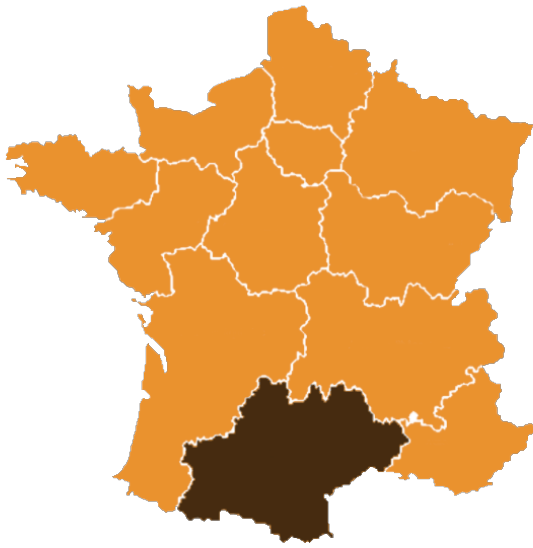
Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€579,000

Key Information

Property Features:

- Courtyard

Location: Occitanie

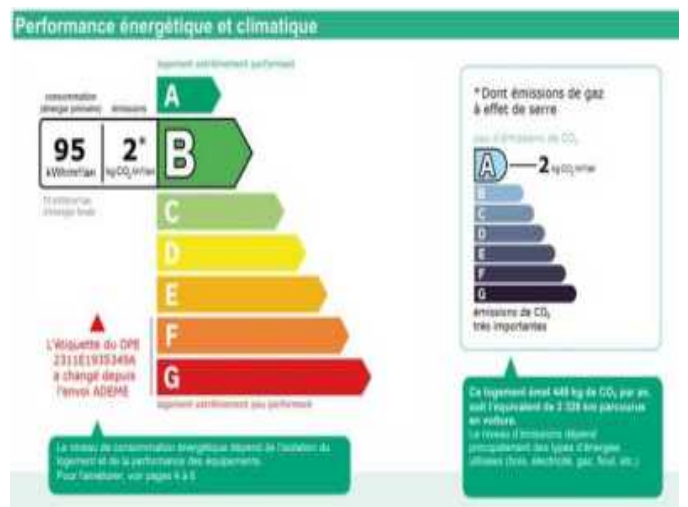
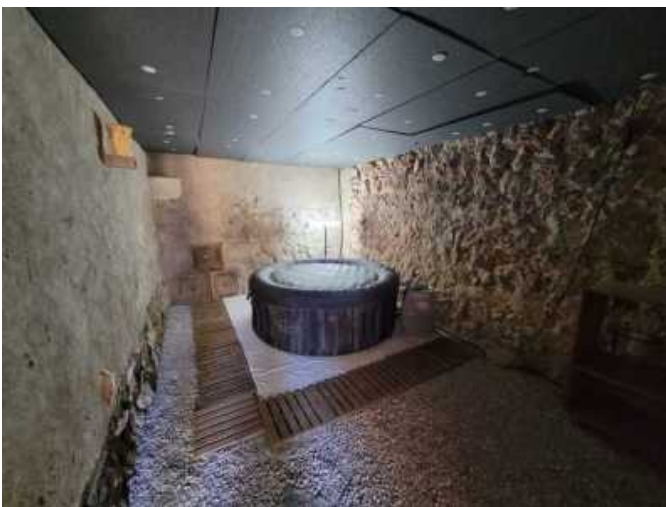


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with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

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C. BAUER – Sunday Times

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