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## Beautiful High Quality Apartment In A 18th Century Winecave With Heated...

Lezignan Corbieres , Aude , Occitanie



**€181,500**

inc. of agency fees

2 Beds

2 Baths

A beautiful village on the Canal du Midi with all shops and restaurants, at about 45 minutes from the coast, at 20 minutes from Carcassonne and the motorway.A...

### At a Glance

<b>Reference</b>	MFH-LFR-L181500E	<b>Near to</b>	Lezignan Corbieres	<b>Price</b>	€181,500
<b>Bed</b>	2	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

A beautiful village on the Canal du Midi with all shops and restaurants, at about 45 minutes from the coast, at 20 minutes from Carcassonne and the motorway.

A beautiful apartment set around a courtyard of an 18th century winecave, developed into 27 apartments in

2000, with a communal heated pool and restaurant/bar in a peaceful setting, looking out onto a lovely courtyard. The apartment has been tastefully renovated to a high standard, with quality materials offering about 82 m2 living space over one level with patios. This ground floor apartment has 2 bedrooms, 2 bathrooms, an open-plan fitted kitchen, lounge and dining area with high ceilings and exposed beams. It also has some attic space and a wine-cellar/storage (ideal for bicycles :) of about 6 m2. Comfortable and neutral decoration, peaceful and ready to move into. Excellent holiday home or permanent residence in a characterful setting, with good holiday lettings, if desired.

Interior = Open plan fully equipped kitchen, lounge and dining area of 46 m2 with patio of 6 m2 in front of the entrance + corridor of 3.8 m2 + laundry room of 2.5 m2 + bathroom of 4.8 m2 (bath, wc, sink) + bedroom of 10.11 m2 + bedroom of 14 m2 with doors onto patio of 8 m2 and ensuite of 3.1 m2 (shower, wc, sink).

Exterior = 2 patios + shared communal gardens and pool + private off the street parking place.

Sundry = Electric heating + double glazing + appliances included + furniture negotiable + annual property tax of 1418 € + estimated amount of annual energy consumption for standard use: between 1630 € and 2206 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + co-ownership charges of about 2000 €/year (covers grounds, pool, general maintenance and insurance and has decreased annually the past few years) + habitable immediately + good potential for summer rentals : 800-950 € per/week + heated communal pool + restaurant/bar in complex + cellar + private parking place + garage of 18 m2.

Price = 181.500 € (Great location, high quality, excellent condition - a must see !)

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 : 64440

Property Size: 82 m2

Bedrooms: 2

Bathrooms: 2

Reference: L181500E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€181,500

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

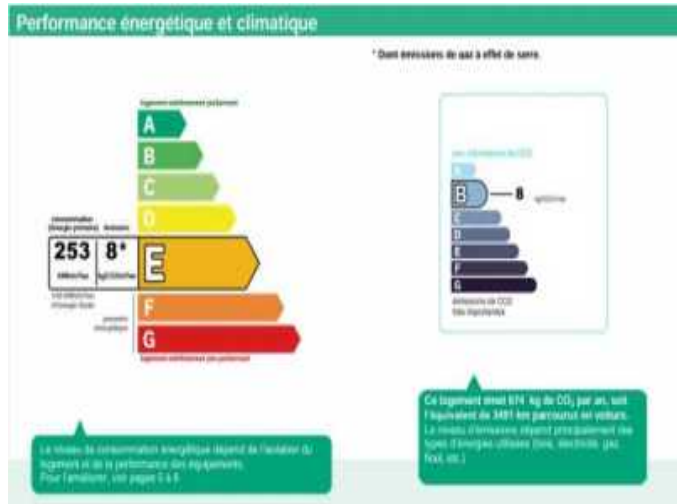
## Location: Occitanie



## Gallery







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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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## 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.

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