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## Charming Bourgeoise House With Main House, Large Convertible Attic, Several...

La Redorte , Aude , Occitanie



**€334,800**

inc. of agency fees

5 Beds

3 Baths

Minervois village with all amenities (cafe, restaurant, bakery:) located 5 minutes from Lac de Jouarres, 10 minutes from Olonzac and 35 minutes from Narbonne. Charming...

### At a Glance

<b>Reference</b>	MFH-LFR-AL345600E	<b>Near to</b>	La Redorte	<b>Price</b>	€334,800
<b>Bed</b>	5	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Minervois village with all amenities (cafe, restaurant, bakery:) located 5 minutes from Lac de Jouarres, 10 minutes from Olonzac and 35 minutes from Narbonne.

Charming bourgeoise house, 2 sides, dating from the 18th century, this building offers large areas with lots of

potential ! In total almost 600 m<sup>2</sup> with several annexes to renovate if required, according to taste and desires. Main house of 274 m<sup>2</sup> that has been completely renovated, including 5 bedrooms (one master bedroom), 3 shower rooms, several lounges, a dining room and a kitchen. There is also a large convertible attic space with several rooms, with a total surface area of about 140 m<sup>2</sup>. There are also several outbuildings, a garage of 50 m<sup>2</sup> and a pleasant 240 m<sup>2</sup> courtyard with an above-ground heated swimming pool. A great project, ideal for creating a bed and breakfast.

Main house (274 m<sup>2</sup>)

Ground = Large entrance hall of 19.10 m<sup>2</sup> with cupboard + WC of 1.29 m<sup>2</sup> with washbasin + large living room of 37.88 m<sup>2</sup> (beautiful marble fireplace, as well as high ceilings of 3.20m and two French windows onto the courtyard) + corridor of 3.78 m<sup>2</sup> + laundry/shower room of 15.26 m<sup>2</sup> (shower, washbasin) + living room of 25.33 m<sup>2</sup> (marble fireplace and double French window overlooking the courtyard) + dining room of 28.13 m<sup>2</sup> + kitchen of 17.91 m<sup>2</sup> (higher and lower units, built-in fridge, oven, integrated dishwasher, gas hob, extractor fan) with French window overlooking the courtyard.

1st = Magnificent stone staircase leading to a 6 m<sup>2</sup> hallway + 12 m<sup>2</sup> hall + 20.46 m<sup>2</sup> bedroom with fitted wardrobes and decorative fireplace + 12.31 m<sup>2</sup> bedroom + 1.32 m<sup>2</sup> WC + 12 m<sup>2</sup> hall with large fitted wardrobes + 6.84 m<sup>2</sup> shower room (shower, double washbasin unit, heated towel rail) + bedroom of 13.01 m<sup>2</sup> + bedroom of 17.53 m<sup>2</sup> (decorative fireplace) + hall of 3.30 m<sup>2</sup> + dressing room of 4 m<sup>2</sup> + master suite of 22.73 m<sup>2</sup> comprising a bedroom of 15.10 m<sup>2</sup> with decorative fireplace and its en suite shower room of 7.63 m<sup>2</sup> (vanity unit, shower, WC, heated towel rail).

2nd = Hall of 6 m<sup>2</sup> + convertible attic of almost 140 m<sup>2</sup> with several rooms.

Outbuildings of 120 m<sup>2</sup> = Former barn on 2 levels + garage of 50 m<sup>2</sup> (for 2 cars).

Exterior = A 240 m<sup>2</sup> courtyard with above-ground swimming pool (chlorine with heat pump, 7×3.5m) + well with pump.

Miscellaneous = Character features such as ceiling mouldings, marble fireplaces, old original staircase + completely renovated + high ceilings + PVC double glazing + wooden shutters + electric heating + reversible air conditioning + roof redone in 2016 + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1940 € and 2680 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 3271 €.

Price = 334.800 € (Lots of possibilities !)

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 : 64761

Property Size: 414 m2

Property Lot Size: 524 m2

Bedrooms: 5

Bathrooms: 3

Reference: AL345600E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€334,800

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

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