

[Click to view MFH-CB83247814](#)

Former Cellar Fully Renovated With Garden, Swimming Pool, Bages D'aude

Bages , Aude , Occitanie



€749,000

inc. of agency fees

4 Beds 287 sqm 0.32 ha

Ideally located at less than 10 minutes walk from the Bages and Peyriac de Mer lagoon and set in a peaceful setting surrounded...

At a Glance

Reference MFH-CB83247814
Bed 4
Land 0.32 ha

Near to Bages
Pool Yes

Price €749,000
Hab.Space 287 sqm
Land Tax N/A

Property Description

Ideally located at less than 10 minutes walk from the Bages and Peyriac de Mer lagoon and set in a peaceful setting surrounded by nature. This former wine estate offers 287m² of living space and sits on a plot of 3222m² planted with pine trees.

The house opens on the ground floor onto a large relaxation/living room area equipped with a jacuzzi, a laundry room and a storage room leading to various large cellars.

The 1st level consists of a second bright living room with exposed beams and high ceilings, a separate kitchen, a relaxation area with sauna and shower all opening onto a 100m² terrace with open views with a swimming pool, a barbecue area and a shaded outdoor dining area, 4 bedrooms, including a master suite and two bathrooms.

The house also has cellars totaling 135m², a very large garage of 80m² which could potentially be transformed or just useful storage space.

Bages is a fishing village, a land of vines, located in the Narbonnaise regional park, just 5 minutes South of Narbonne and 15 minutes from the beaches.

Between the sea, mountains, lagoons and canals, Bages allows you to enjoy numerous landscapes while being a place popular with art galleries and artists. It is also the starting point for several hikes.

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€749,000

Key Information

Year Built:	1889
Internal Area:	287 sqm
Land Area:	0.32 ha

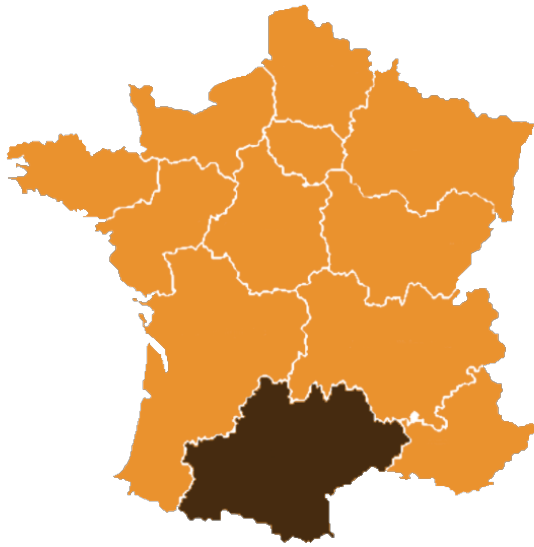
Property Features:

- Air-conditioning

Swimming Pool? Yes

Has Air Conditioning? Yes

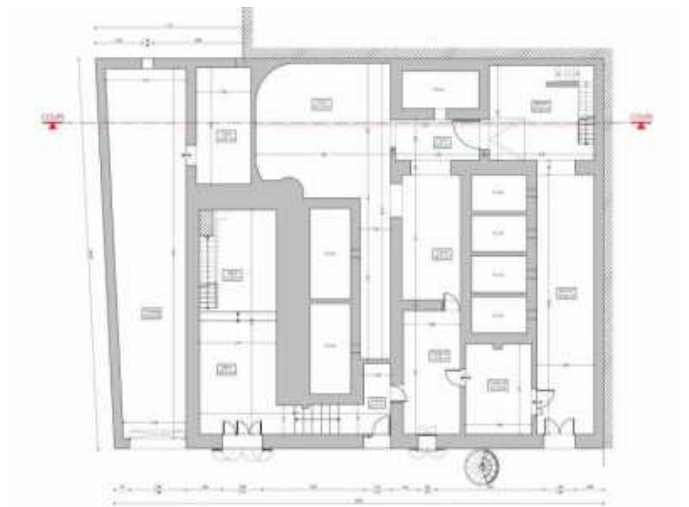
Location: Occitanie

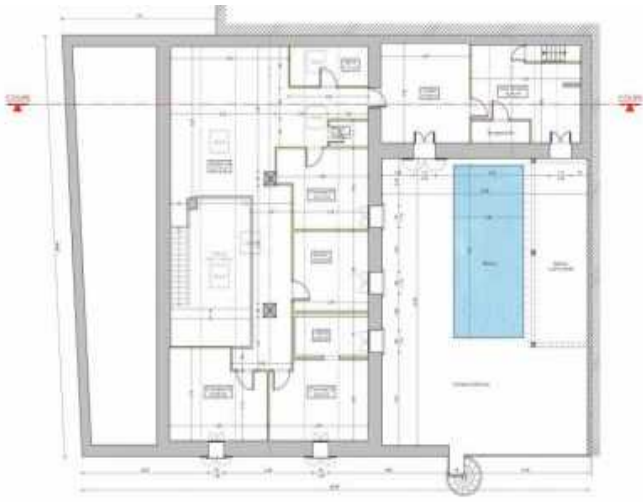


Gallery









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