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Beautiful And Large Stone Character House, With 135 M2 Of Living Space...

Coursan , Aude , Occitanie



€249,000

inc. of agency fees

4 Beds

1 Baths

Nice village with all shops and restaurants, 15 minutes from Beziers, 15 minutes from Narbonne, 10 minutes from the coast and close to the protected parc of La Clape. Beautiful and large stone character...

At a Glance

Reference	MFH-LFR-FN249000E	Near to	Coursan	Price	€249,000
Bed	4	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Nice village with all shops and restaurants, 15 minutes from Beziers, 15 minutes from Narbonne, 10 minutes from the coast and close to the protected parc of La Clape.

Beautiful and large stone character house offering about 135 m2 of living space including 3 to 4 bedrooms

plus a courtyard of 42 m² and a garage. Located in the heart of the village in a quiet street just steps away from all shops and restaurants. This home is perfect as a main residence as well as a holiday home. A must see !

Ground = Entrance hall of 9 m² + living room/equipped kitchen of 42 m² (upper and lower units, hob, electric oven, extractor fan, dishwasher, sink) with a woodburner stove and opening onto a courtyard of 42 m² + WC + garage of 18 m².

1st = 2 bedrooms of 9.2 m² and 10.2 m² + bathroom of 8.2 m² (bath, italian walk-in shower, washbasin, wc) + bedroom of 17 m² with access to another attic bedroom of 25 m² on the 2nd floor (possibility to make it independent).

Exterieur = Very private courtyard of 42 m², south facing.

Extras = Electric heating and reversible air conditioning on the ground floor + annual land tax of 1400 € + very well located in the heart of the village nearby shops and restaurants and in a quiet street + recent renovation + roof in good condition (less than 15 years old).

Price = 249.000 € (Charming with a cosy courtyard !)

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 : 46665

Property Size: 135 m²

Property Lot Size: 129 m²

Bedrooms: 4

Bathrooms: 1

Reference: FN249000E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

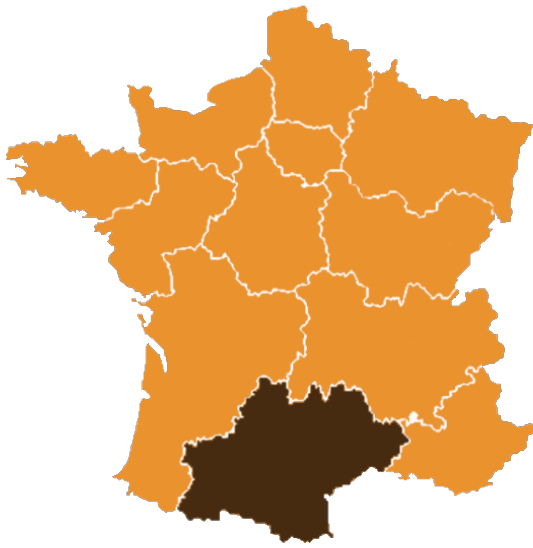
Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€249,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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As Featured in

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C. BAUER – Sunday Times

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