

[Click to view MFH-LFR-SN484000E](#)

Bourgeoise House With 7 Bedrooms, Several Lounges, Convertible Attic,...

Narbonne , Aude , Occitanie



€330,000

inc. of agency fees

7 Beds

1 Baths

Village with all shops located at 20 minutes from Narbonne and Lezignan Corbieres and 35 minutes from the beach !Bourgeoise house from 1850 offering a living space of 220 m2, with 7 bedrooms, several...

At a Glance

Reference	MFH-LFR-SN484000E	Near to	Narbonne	Price	€330,000
Bed	7	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Village with all shops located at 20 minutes from Narbonne and Lezignan Corbieres and 35 minutes from the beach !

Bourgeoise house from 1850 offering a living space of 220 m2, with 7 bedrooms, several lounges, living

room, kitchen, a bathroom, a convertible attic of 95 m² and a garage of 35 m², on a plot of about 500 m². A unique property, some renovations to foresee.

Bourgeoise house of 220 m²

Right side = Garage of 35 m² (access to the house and garden).

Ground = Courtyard in front of house with a well + large entrance on a corridor of 20 m² (french window leading on garden) + lounge of 19.08 m² (marble fireplace and ceiling height of 3.41m) + living room of 42.32 m² (access to the garage) + kitchen of 14.45 m² (lower and higher units, electric oven and hob, sink, hood).

1st = Beautiful old staircase leading on a hallway of 19 m² (with a sink and old bidet and the end) + bedroom of 19.35 m² (balcony and marble fireplace) + bedroom of 20.76 m² (balcony and marble fireplace) + bedroom of 16.32 m² + bedroom of 14.41 m² + corridor of 5.41 m² + corridor of 3.91 m² + bedroom of 13.84 m² (balcony and cupboard) + dressing area of 3.41 m² + bathroom of 5.58 m² (bath, sink, bidet) + WC of 1.90 m².

2nd = Convertible attic of 95.63 m² comprising 2 bedrooms of 14.87 m² and 16.94 m² (with a ceiling height of 4.98m).

Exteriors = Garden at the back of the bourgeoise house of about 100 m² with a garden shed + small courtyard in front of the house.

Extras = Oil central heating + simple glazing + wooden shutters + estimated amount of annual energy consumption for standard use: between 3730 € and 5070 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof has been checked and is in good condition + main sewage + lots of charm (old staircase, marble fireplace) + great potential for rental and perfect for BnB activity + work to foresee (electricity, plumbing, interior cosmetic) + annual land tax around 503€ (to recalculate).

Price = 330.000 € (Charm !)

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 : 61694

Property Size: 220 m²

Property Lot Size: 500 m²

Bedrooms: 7

Bathrooms: 1

Reference: SN484000E

Other Features

Courtyard

Latest properties

Outside space

Private parking/Garage

Renovation required

With Land/Garden

Summary

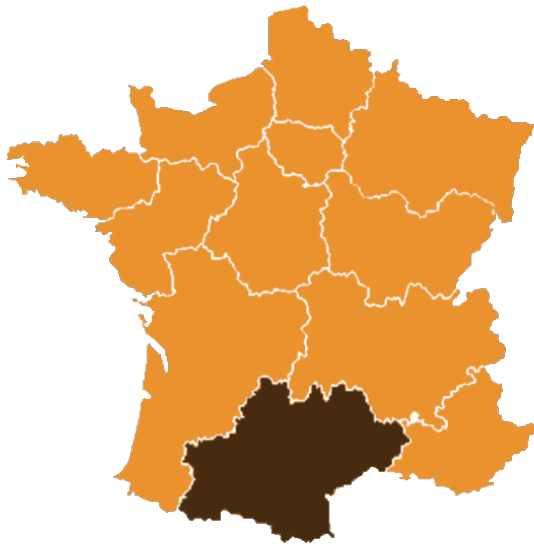
Property type:	House
Bedrooms:	7
Bathrooms	1
Price	€330,000

Key Information

Property Features:

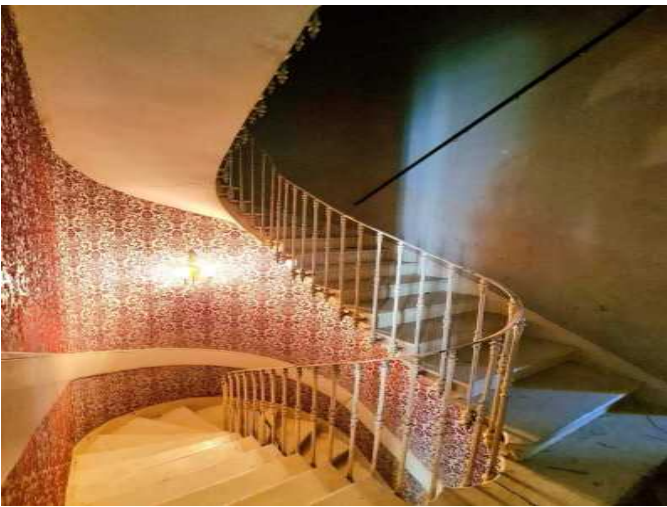
- Courtyard

Location: Occitanie



Gallery

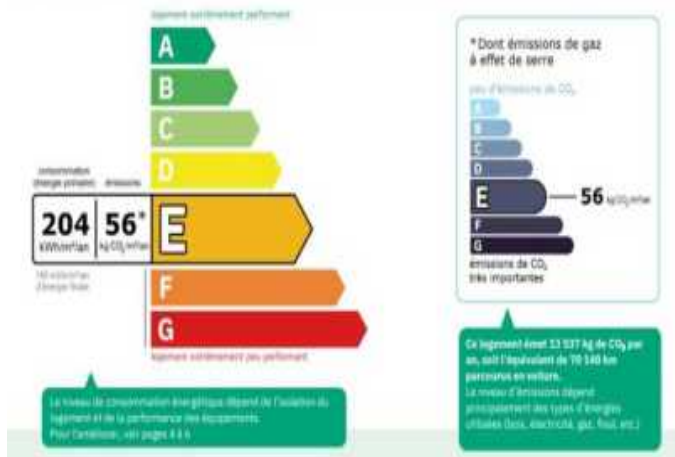








Performance énergétique et climatique



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