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Bourgeoise House And Independent Gite With Large Wine Cellar, Courtyards...

Narbonne , Aude , Occitanie



€396,000

inc. of agency fees

9 Beds

2 Baths

Village with all shops located at 20 minutes from Narbonne and Lezignan Corbieres and 35 minutes from the beach ! Stone buildings comprising a bourgeoise house from 1850 offering a living space of 220...

At a Glance

| | | | | | |
|------------------|-------------------|----------------|----------|-----------------|----------|
| Reference | MFH-LFR-SN484000E | Near to | Narbonne | Price | €396,000 |
| Bed | 9 | Bath | 2 | 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 !

Stone buildings comprising a 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. Plus an independent gite of about 40 m² comprising a lounge, kitchenette, shower room and 2 bedrooms, plus a large old wine cellar of 225 m² (with beautiful old wine tank and wine pressoir). Several garden/courtyards of about 300 m² in total. A unique property offering great possibilities, 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).

Former wine cellar of 225 m² with wine tanks and wine pressoir, many access and possibilities.

Independent gite of about 40 m²

Ground = Lounge + kitchenette + shower room.

1st = 2 bedrooms.

Exteriors = Garden at the back of the bourgeoise house of about 100 m² with a garden shed + small courtyard in front of the house + courtyard behind the wine cellar of about 50 m² + garden at the back of the cellar of about 50 m².

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 = 396.000 € (Charm ! Great possibilities ! Spacious !)

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 : 60553

Property Size: 260 m²

Property Lot Size: 964 m²

Bedrooms: 9

Bathrooms: 2

Reference: SN484000E

Other Features

Courtyard

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

With Land/Garden

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 9 |
| Bathrooms | 2 |
| Price | €396,000 |

Key Information

Property Features:

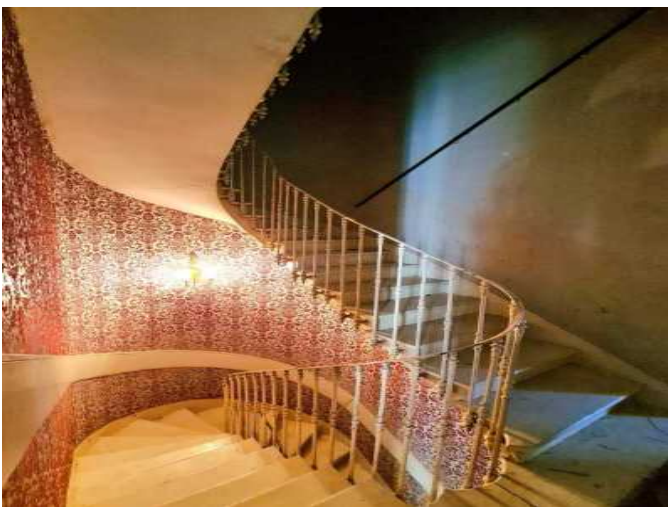
- Courtyard

Location: Occitanie



Gallery

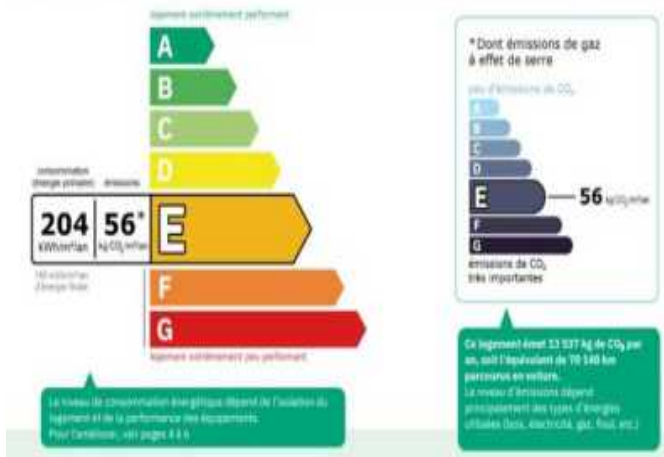








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C. BAUER – Sunday Times

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