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

Narbonne , Aude , Occitanie



# €275,000

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...

### At a Glance

<b>Reference</b>	MFH-LFR-SN484000E	<b>Near to</b>	Narbonne	<b>Price</b>	€275,000
<b>Bed</b>	7	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup> and a garage of 35 m<sup>2</sup>, on a plot of about 500 m<sup>2</sup>. A unique property, some renovations to foresee.

Bourgeoise house of 220 m<sup>2</sup>

Right side = Garage of 35 m<sup>2</sup> (access to the house and garden).

Ground = Courtyard in front of house with a well + large entrance on a corridor of 20 m<sup>2</sup> (french window leading on garden) + lounge of 19.08 m<sup>2</sup> (marble fireplace and ceiling height of 3.41m) + living room of 42.32 m<sup>2</sup> (access to the garage) + kitchen of 14.45 m<sup>2</sup> (lower and higher units, electric oven and hob, sink, hood).

1st = Beautiful old staircase leading on a hallway of 19 m<sup>2</sup> (with a sink and old bidet and the end) + bedroom of 19.35 m<sup>2</sup> (balcony and marble fireplace) + bedroom of 20.76 m<sup>2</sup> (balcony and marble fireplace) + bedroom of 16.32 m<sup>2</sup> + bedroom of 14.41 m<sup>2</sup> + corridor of 5.41 m<sup>2</sup> + corridor of 3.91 m<sup>2</sup> + bedroom of 13.84 m<sup>2</sup> (balcony and cupboard) + dressing area of 3.41 m<sup>2</sup> + bathroom of 5.58 m<sup>2</sup> (bath, sink, bidet) + WC of 1.90 m<sup>2</sup>.

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

Exteriors = Garden at the back of the bourgeoise house of about 100 m<sup>2</sup> 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 = 275.000 € (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](http://georisques.gouv.fr)

Property Id : 66649

Property Size: 220 m<sup>2</sup>

Property Lot Size: 500 m<sup>2</sup>

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	€275,000

## Key Information

Property Features:

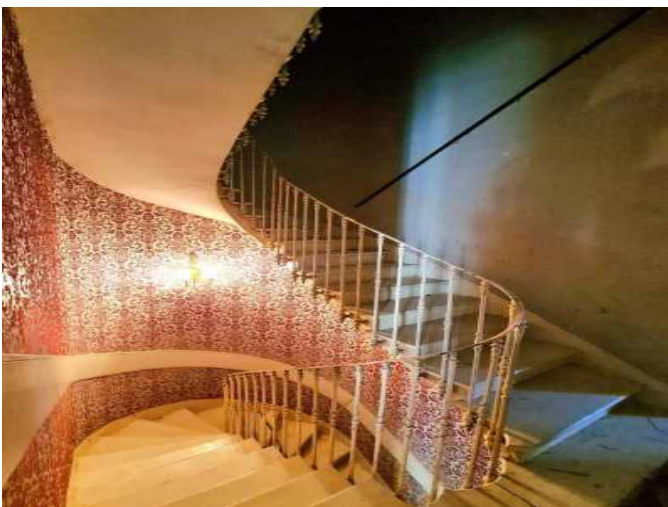
- Courtyard

## Location: Occitanie



## Gallery



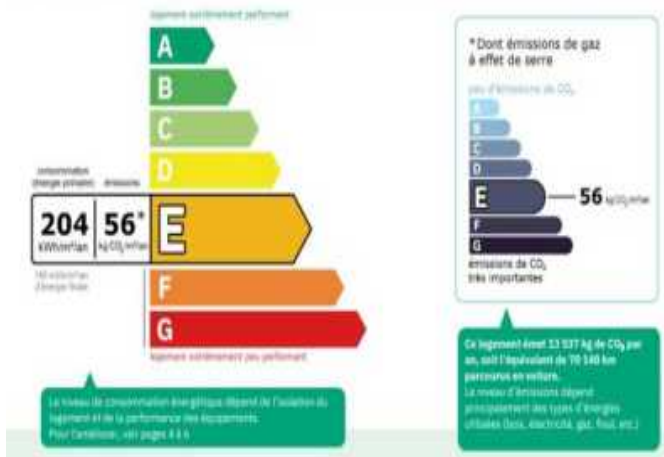








## Performance énergétique et climatique



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