



Spacious And Comfortable Renovated Winegrowers House With 5 Bedrooms On 900 m2 With Pool.,

€437,800

Ref: AN550000E

11100, Aude, Occitanie

* For Sale * 5 Beds * 3 Baths

Entirely renovated winegrowers home with about 250 m2 of living space over 2 floors on a an enclosed private plot of 900 m2 with a pool and garage, offering 5 bedrooms, 3 bathrooms, a beautiful kitchen, lounge and dining room

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French Entrée 

Property Description

Entirely renovated winegrowers home with about 250 m² of living space over 2 floors on a an enclosed private plot of 900 m² with a pool and garage, offering 5 bedrooms, 3 bathrooms, a beautiful kitchen, lounge and dining room, with generous room sizes, in immaculate condition and lovely terraces and garden, situated in the heart of the village.

Property features:

Swimming pool

Commercial

Immediately habitable

Reduced price

City/town/village centre

House

Property Details:

Lively and sought after village shops and restaurants near the Canal du Midi, 15 minutes from Narbonne, 30 minutes to Carcassonne and 40 minutes to beaches.

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Ground = Entrance hall of 20 m² with a separate wc (wc and sink) and closet + bright lounge of 32 m² with a fireplace and library of 20 m² + modern kitchen of 28 m² (all units and integrated appliances included in the sale) with sliding doors onto the terrace + cellar of 9 m² with a door leading into the garage of about 50 m² (large doors onto the driveway).

1st = Landing and corridor of 7 m² + bedroom of 11 m² + bathroom of 10 m² with doors onto the south-facing terrace of 20 m² + bedroom of 14 m² + bedroom of 10 m² + bathroom of 3 m² (shower, sink) + separate wc with basin + shower room of 2.4 m² (shower, basin) + bedroom of 24 m² with covered terrace of 3 m² and ensuite of 12 m² (bathtub, shower, basin and wc).

Outside = A 10x4 meter pool with security fence + terraces and lowmaintenance garden areas on an entirely enclosed and gated plot of 900 m², south-facing, with mature trees, plants and flowers.

Sundry = Town gas central heating + reversible air + fireplace + new insulated roof + all new double glazing + no work required + mains water and sewage + a well (for the pool and garden) + annual property tax 2000 € + electric gates + alarm + water softner.

Price = 460.900 € (A beautiful house, in a lively village with shops, restaurants, schools, with a garden, terraces and a pool - Spacious and comfortable !)

Gallery

