

Character stone property of c. 188msq, with exposed stone walls, beams and fireplaces, in the Corbières wine region suitable for B&B or gîtes



INFORMATION

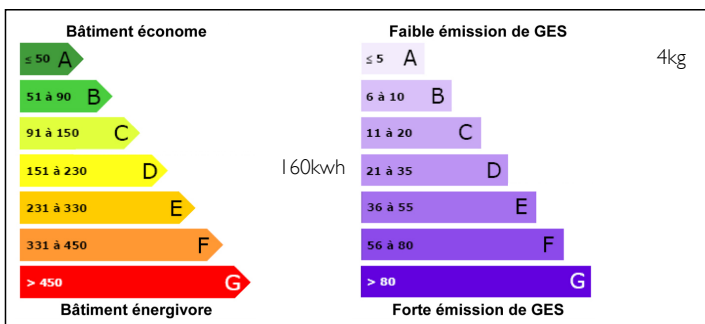
Town:	FRAISSE DES CORBIERES
Department:	Aude
Bed:	4
Bath:	4
Floor:	188 m2
Plot Size:	129 m2



IN BRIEF

This charming rambling property is in the heart of the pretty little village of Fraise des Corbières. There are 2 sitting rooms, 4 double bedrooms, 2 with ensuites, 2 children's bedrooms, and an additional 2 bathrooms. Therefore, making it very suitable for bed and breakfast or gîtes. The house could also easily be reconfigured to have the downstairs as a studio gîte with separate access upstairs, or one could use as a large family home / holiday home. Outside there is a ground floor courtyard of c. 23msq and a first floor terrace of 8.5msq, great for sitting out dining alfresco in the summer. As well as cosy log burners there are electric wall heaters and the water is heated with solar panels making it very energy efficient.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: **879 EUR**

Taxe habitation: **565 EUR**

NOTES

DESCRIPTION

GROUND FLOOR

Lounge – 25.4msq
Utility room – 14.0msq
Hall – 4.7msq
Bathroom – 7.8msq
W.C. – 1.5msq
Courtyard – 23.6msq

FIRST FLOOR

Office / study – 6.6msq
Landing – 3msq
Lounge – 27.1msq
Kitchen / Diner – 14.8msq
Bedroom 1 – 13.5msq, Ensuite – 2.3msq
Terrace – 8.5msq

SECOND FLOOR

Landing – 11.2msq
Bedroom 2 – 9.6msq, Ensuite – 5.5msq
Bedroom 3 – 8.6msq
Bedroom 4 – 13.5msq
Bathroom – 2.2msq
Reading nook – 3.5msq
Childs bedroom 1 – 6.2msq
Childs bedroom 2 – 6.8msq

FRAISSE DES CORBEIERES: A pretty little village in the Corbieres wine region. There is a restaurant, mobile boulangerie that comes each morning, and mobile shops selling various fresh produce. Various pretty villages surrounding it with restaurants and commerce. Plenty of options for exploring the area, including historic castles, Mediterranean beaches, a picnic on the banks of one of the lakes or rivers, and winter skiing in the Pyrenees. The nearest city is Narbonne at 30km. Then you have Perpignan 40km, Béziers 65km, Carcassonne 65km, Montpellier 128km, Girona 130km, Toulouse 155km and their airports. The coast is 20km, and Spain 70km.