

Elegant and modern 2 storey home in the heart of Lézignan-Corbières with a well-kept sunny garden



INFORMATION

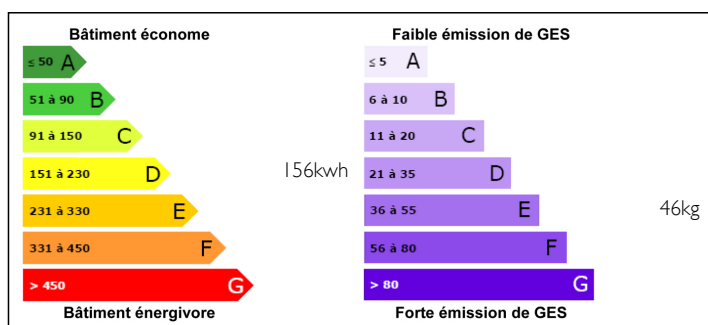
Town:	Lézignan-Corbières
Department:	Aude
Bed:	4
Bath:	2
Floor:	201 m2
Plot Size:	1260 m2

IN BRIEF

This luxurious, detached house with a fenced garden is located in a family-friendly neighbourhood in Lézignan-Corbières within walking distance of all amenities. It features 4 stylish bedrooms, and is perfectly priced and move-in ready. Upon entering you'll be amazed by the high-quality finish and the attention to detail throughout the house. There's a large hallway with stunning tiled floor and a magnificent staircase and a WC on the main floor. To the left, you'll find a living room, sitting room, and a beautiful, sun-filled veranda, perfect for enjoying a drink with friends. There are gorgeous French doors on all three sides leading to the intimate garden from the living room. This allows for plenty of light giving this house a warm and welcoming feel.



ENERGY - DPE



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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.



DESCRIPTION

Going to the right upon entering the house, you'll find a stunning kitchen and dining room, with French doors leading to both the east and west sides of the garden. The kitchen is fully equipped and is stylish with a classic, but modern feel to it. There's a second kitchen, perfect for the inspired home chef, and this also has access to the garage.

Ascending the beautiful staircase, you'll be welcomed onto the landing by elegant hardwood floors in a herringbone pattern.

On this floor, you'll also find a stunning walk-in wardrobe with access to the attic space. There is a stunning bathroom with a walk-in shower and a double vanity made from the highest quality materials.

Additionally, on this floor, you will find 4 lovely bedrooms, one with its own bathroom, and a balcony.

Outside, there is a fabulous landscaped garden with a large variety of plants, trees, and flowers. The garden is ready for a pool if you wish to install one.

There is also a workshop area of about 10m2 where you'll also find an automatic watering system that is fed from a well, so you have the advantage of free water year-round for your garden.

Lézignan-Corbières has a population of approximately 11,000 inhabitants, all of the amenities you could ask for, and is just a 40-minute drive to the beaches of the Mediterranean.

Make an appointment to view this house fast, it...

LOCAL TAXES

Taxe foncière: 2615 EUR

NOTES