LEGGETT
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Ref: A21422SAB11 Price: 130 000 EUR

agency fees to be paid by the seller

Charming two bedroom village house in the heart of the Corbières

EXCLUSIVE







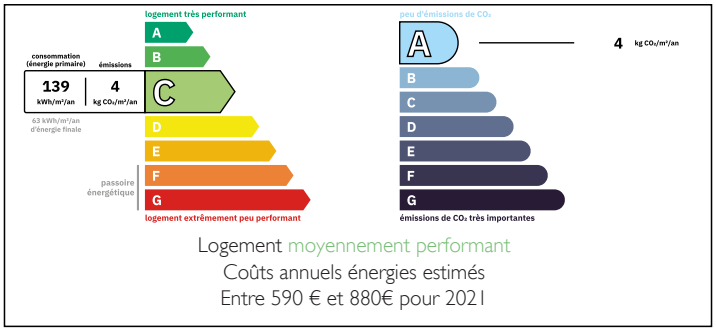








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 590 € et 880€ pour 2021

INFORMATION

Town:	Fabrezan
Department:	Aude
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	0 m2

IN BRIEF

Tucked away in a quiet impasse in the heart of Fabrezan, this delightful two-bedroom village house offers character, comfort and the convenience of village living. Arranged over three floors, the property features a fully equipped kitchen/diner, a welcoming sitting room with an insert fireplace, a handy office nook and two bedrooms, each with reversible heating and air conditioning.

Residents also have access to a charming shared courtyard, providing a pleasant outdoor space to enjoy. Shops, restaurants, bars and essential services are all within walking distance, while the surrounding vineyards, the Orbieu river and the beautiful Corbières countryside offer plenty to explore.

An ideal lock-up-and-leave holiday home, first-time purchase or cosy permanent residence in the south of France, with excellent access to local amenities, transport links and the Mediterranean coast.

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.

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NOTES

DESCRIPTION

A quaint village home, full of charm, in Fabrezan, Corbières

Hidden away in a quiet impasse in the heart of Fabrezan, this charming two-bedroom village house offers an inviting opportunity to enjoy life in a traditional southern French village. With its practical layout over three floors, comfortable living spaces and convenient location, it would make an ideal holiday home, a manageable permanent residence or a lock-up-and-leave property in the Languedoc.

The ground floor welcomes you into a fully equipped kitchen and dining area, measuring approximately (4.26 x 4.80 m), with ample space for a dining table seating six. The travertine tiled floor adds a touch of natural character, while a window and door to the front provide natural light and access. The water heater and washing machine are discreetly positioned beneath the stairs.

The solid staircase is notably wider and more gently sloping than many traditional French staircases, making access between the floors more comfortable.

On the first floor, the sitting room (4.9m x 3.45m) provides a welcoming space in which to relax, with an insert fireplace creating a cosy atmosphere during the cooler months. Two windows to the front bring in natural light, and the travertine tiled floor continues the character of the property. A useful office nook (2.17m x 1.89m) offers a dedicated space for working from home, reading or planning your next adventure in the region.

The second floor comprises two bedrooms and the family bathroom. Both bedrooms benefit from reversible heating and air conditioning, providing...