

Elegant village house full of character with 5 en-suite bedrooms and terrace in Ferrals-les-Corbières



INFORMATION

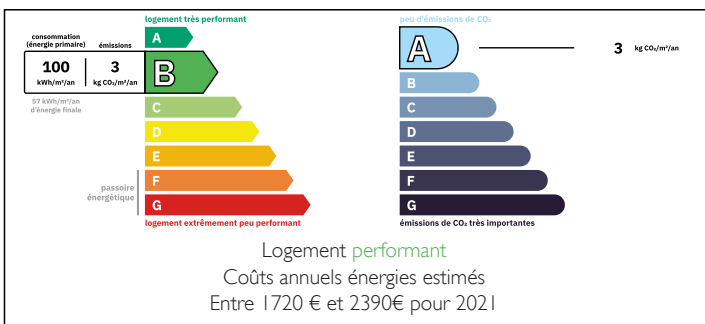
Town:	Ferrals-les-Corbières
Department:	Aude
Bed:	5
Bath:	5
Floor:	250 m2
Plot Size:	32 m2



IN BRIEF

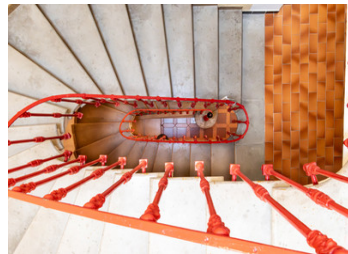
Characterful village house dating from 1850 in Ferrals-les-Corbières, offering generous living space across multiple levels and excellent potential as a family home or boutique B&B. The property features a kitchen opening onto a private terrace, a living room with decorative fireplace, and a versatile additional space that can be used as a breakfast room for guests, a playroom, wellness area or creative studio. Upstairs are 5 bedrooms with each their own shower room, plus a living area with kitchenette. Reversible air conditioning, a wood-burning stove and electric heating ensure comfort throughout. Located in a lively village with restaurants, shops and cultural attractions, surrounded by vineyards and nature.

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.



DESCRIPTION

Step into the charm of the South of France with this characterful village house dating back to 1850, where authentic features meet comfort and versatility — ideal as a spacious family home or an elegant bed & breakfast.

Located in the heart of the lively village of Ferrals-les-Corbières, this beautifully preserved property unfolds over multiple levels, offering both privacy and flexibility.

From the moment you arrive, a sense of authenticity welcomes you. A walled terrace at the front of the house provides a private outdoor space — perfect for morning coffee or long summer evenings.

Inside, the entrance hall sets the tone. To the right, a generous eat-in kitchen opens directly onto the terrace through French doors, creating a seamless indoor-outdoor flow. To the left, a cosy living room faces the street, centred around a decorative fireplace.

Beyond the living room, a guest toilet and a few steps lead to a unique additional space — once referred to as a fumoir, now transformed into a relaxing lounge. This atmospheric room opens onto a small, intimate courtyard and features a striking stone basin element, adding to its distinctive character. This space lends itself beautifully to a variety of uses: a yoga or meditation room, massage or wellness space, creative studio, or even a charming breakfast room for guests.

Upstairs, the first floor offers three bedrooms, each with its own comfort. One bedroom benefits from a private bathroom, while the others each have their own shower and washbasin, complemented by a...

LOCAL TAXES

Taxe foncière:

945 EUR

NOTES