LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44334LHS11 Price: 285 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (266 356 EUR without fees)

Romantic 3-4 bed stone house with garden - very rare! - and lake views, in a fishing village near Narbonne.

EXCLUSIVE















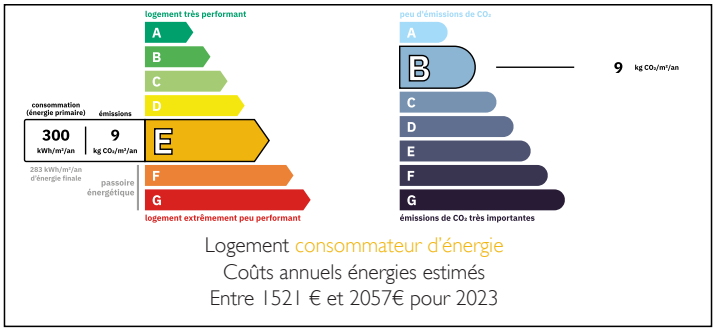
INFORMATION

Town:	Bages
Department:	Aude
Bed:	4
Bath:	3
Floor:	111 m2
Plot Size:	157 m2

IN BRIEF

A rare opportunity to own a unique character stone house in one of the most sought-after coastal villages in this beautiful region. Although in need of renovation (with a new roof in 2006 and refurbishment in 2013), it offers the chance to create a wonderful home full of personality. The property includes a good-sized terraced garden, a rooftop terrace with stunning views across the Étang de Bages, and a peaceful setting in a village perched above the salt lakes. Just 9km from Narbonne and surrounded by vineyards, hills, lakes and the Île de Sainte-Lucie nature reserve, this is a location that is as special as the property itself.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1521 € et 2057€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**646 EUR**
Taxe habitation:	**520 EUR**

NOTES

DESCRIPTION

A rare character stone house in one of the region's most popular coastal villages, offering wonderful views over the Étang de Bages, a private terraced garden and an exceptional rooftop terrace. While the property would benefit from renovation, it already has a newer roof (2006) and previous refurbishment (2013), providing an excellent opportunity to create a distinctive home in an outstanding location close to Narbonne.

The property is situated close to the village church at the highest point of the village, where parking is available. Small streets lead down towards the lake, and both the house and garden can be accessed from two of them. The front door opens from the north side into a stone-walled entrance hall, leading through to the main south- and east-facing living accommodation.

The spacious kitchen/dining room (26m²), fitted with a white kitchen, enjoys windows to the south and east together with a glazed door opening directly onto the garden. The thick stone walls help keep the house cool during the summer, while a wood-burning stove provides warmth in winter and transfers heat to the main bedroom above. A few steps from the hallway lead to the family shower room with WC, together with a separate WC.

A tiled staircase leads to the generous main bedroom (26m²), featuring windows to the south and east, exposed timber beams and terracotta floor tiles. A further short flight of stairs leads to the second bedroom (approximately 14m²), also with terracotta tiles, an east-facing window overlooking...