



Former Winegrowers Property, Completely Renovated



Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
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Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 642,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Nevian
Postleitzahl:	11200
Veröffentlicht:	02.09.2024

Beschreibung:

Former winegrower's property, completely renovated, with 270 m² of living space, including 5/6 bedrooms and 2 bathrooms plus a convertible attic of 150 m². The house was fully renovated in 2020 and offers all the modern comfort (reversible air conditioning, thermodynamic water heater, double glazing, etc.). Its adjoining 200 m² cellar allows storage and its upper floor can easily be converted into an independent apartment.

- Location: Nice village with all shops and restaurants, 20 minutes from Narbonne and 35 minutes from Beziers.

- Ground floor: Entrance hall of 25 m² with access to the garden, living room/lounge of 39.2 m², fitted kitchen/dining room of 46 m² (wall and base units, hotplates, electric oven, hood, sink), bedroom or office of 13.9 m², pantry of 14.4 m² with WC.

- 1st floor: Hall of 25 m² with access to a terrace of 42 m², 4 bedrooms of 19 m², 11 m², 13.7 m² and 18 m², bathroom of 8 m² (italian shower, sink), WC, bedroom of 15.7 m² en suite with bathroom of 13.6 m² (italian shower, sink) and access to the corridor.



- 2nd floor: Insulated attic suitable for conversion with double-glazed windows of 150 m2.
- Exterior: Front courtyard and parking, old wine cellar of 200 m2 with old wine vats, rear terrace overlooking the garden, convertible rooms at the back of the cellar.
- Miscellaneous: Reversible air conditioning, property tax of 1426 Euro, estimated amount of annual energy consumption for standard use: between 1299 Euro and 1757 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), well located in the heart of the village close to shops in a quiet alley, roofs in good condition, well.

Beautiful and large property.

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

Other Features

Property Size: 270 m2

Property Lot Size: 1,956 m2

Bedrooms: 6

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years



and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Zustand: Gut

Allgemein

Schlafzimmer: 6
Badezimmer: 2
Grundstücksgröße: 1956 m²

Zimmerdetails

Innenausstattung: Fitted kitchen

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.052.462

