



## Beautiful High Quality Apartment In A 18th Century Winecave With Heated Pool And Restaurant/bar, In A Peaceful Setting.

### اطلاعات مشاور املاک

|   |                   |
|---|-------------------|
| Freddy Rueda  | نام:              |
| Freddy Rueda Sarl   | نام شرکت:         |
| France  | کشور:             |
|   | Experience since: |
| Selling a Property  | نوع خدمات:        |
|   | Specialties:      |
| Apartments, Houses  | Property Type:    |
| +33 (467) 363-428   | تلفن ثابت:        |
| English, French   | Languages:        |
| <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> | وب سایت:          |



### توضیحات آگهی

آگهی برای: فروش  
قیمت: EUR 165,000

### اطلاعات مکانی

کشور: France  
استان: Occitanie  
کد پستی: 11700  
تاریخ آگهی: 2024/12/03  
توضیحات:

A beautiful village on the Canal du Midi with all shops and restaurants, at about 45 minutes from the coast, at 20 minutes from Carcassonne and the motorway.

A beautiful apartment set around a courtyard of an 18th century winecave, developed into 27 apartments in 2000, with a communal heated pool and restaurant/bar in a peaceful setting, looking out onto a lovely courtyard. The apartment has been tastefully renovated to a high standard, with quality materials offering about 82 m2 living space over one level with patios. This ground floor apartment has 2 bedrooms, 2 bathrooms, an open-plan fitted kitchen, lounge and dining area with high ceilings and exposed beams. It also has some attic space and a wine-cellar/storage (ideal for bicycles :) of about 6 m2. Comfortable and neutral decoration, peaceful and ready to move into. Excellent holiday home or permanent residence in a characterful setting, with good holiday lettings, if desired.

Interior = Open plan fully equipped kitchen, lounge and dining area of 46 m2 with patio of 6 m2 in front of the entrance + corridor of 3.8 m2 + laundry room of 2.5 m2 + bathroom of 4.8 m2 (bath, wc, sink) + bedroom of 10.11 m2 + bedroom of 14 m2 with doors onto patio of 8 m2 and ensuite of 3.1 m2 (shower, wc, sink).



# IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

Exterior = 2 patios + shared communal gardens and pool + private off the street parking place.

Sundry = Electric heating + double glazing + appliances included + furniture negotiable + annual property tax of 1418 € + estimated amount of annual energy consumption for standard use: between 1630 € and -2206 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + co ownership charges of about 2000 €/year (covers grounds, pool, general maintenance and insurance and has decreased annually the past few years) + habitable immediately + good potential for summer rentals : 800-950 € per/week + heated communal pool + restaurant/bar in complex + cellar + private parking place.

Price = 165.000 € (Great location, high quality, excellent condition - a must see !)

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. Information on the risks to which this property is exposed is available on the Geo risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 61959  
Property Size: 82 m2  
Bedrooms: 2  
Bathrooms: 2  
Reference: L165000E

### Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace

Excellent

وضعیّت:

2

### اطلاعات عمومی

اتاق خواب:

2

اتاق خواب:

### Room details

Fitted kitchen

Indoor Features:

### Utility details



بله

Heating:

Pool

**Building details**

Outdoor Amenities:

**Lease terms**

Date Available:

**Contact information**

IX6.487.766

IMLIX ID:

