



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



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 165,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	11700
Pubblicato:	03/12/2024

### Descrizione:

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 m<sup>2</sup> + bedroom of 14 m<sup>2</sup> with doors onto patio of 8 m<sup>2</sup> and ensuite of 3.1 m<sup>2</sup> (shower, wc, sink).

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 61959  
Property Size: 82 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 2  
Reference: L165000E

### **Other Features**

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

Condizione: Excellent

### **Comune**

Camere da letto: 2  
Bagni: 2

### **Room details**

Indoor Features: Fitted kitchen



## Utility details

Heating: Si

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.766

