



## Former Winegrower's Property, Completely Renovated, With 270 M2 Of Living Space With Its Cellar, On 1956 M2 Of Land.



### Agent Info

|                   |   |
|-------------------|---|
| Name:             | Freddy Rueda  |
| Company:          | Freddy Rueda Sarl   |
| Name:             |   |
| Country:          | France  |
| Experience since: |   |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Website:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 704,662.36 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Narbonne     |
| ZIP code:              | 11100        |
| Posted:                | Aug 27, 2024 |

### Description:

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

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.

Ground = 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 = 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 = 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 € + estimated amount of annual energy consumption for standard use: between 1299 € and 1757 € 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.

Price = 642.000 € (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. 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 : 57312

Property Size: 270 m2

Property Lot Size: 1,956 m2

Bedrooms: 6

Bathrooms: 2

Reference: NN642000E

### Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

Condition: Good

### Common

Bedrooms: 6

Bathrooms: 2

### Room details

Indoor Features: Fitted kitchen

### Lease terms

Date Available:



IMLIX

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<https://www.imlix.com/>

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**Contact information**

IMLIX ID:

IX6.052.435

