

Resplendent 3-storey renovated house with a terrace in the village of Fabrezan in the south of France.



INFORMATION

Town:	Fabrezan
Department:	Aude
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	11 m2

IN BRIEF

This gorgeous house was recently renovated from top to bottom and is move-in-ready. It features an awe-inspiring kitchen with a cute outside terrace, perfect for the summer months. There is also a delightful living space on the ground floor.

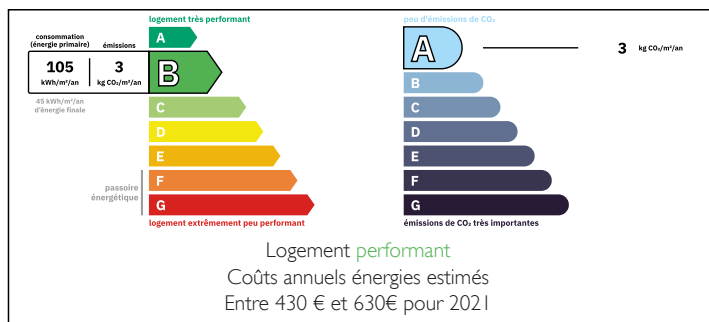
Heading up the stairs to the first floor, you'll find a charming bedroom with plenty of light and even a dressing room/closet. There is a reverse heating and air conditioning unit for ultramodern comfort.

There is also a stunning shower room with plenty of space.

The second floor is made up of a sun terrace perfect for enjoying on the beautiful sunny days with a glass of wine and entertaining guests. There is also the second bedroom on this floor.

There is a staircase that leads up to the third

ENERGY - DPE



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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.



DESCRIPTION

Located amongst the foothills of the "Montagne d'Alaric" and along the Corbières vineyards, you'll find the adorable Medieval village of Fabrezan, gorgeously decorated with cobblestone streets and lined with plane trees. Fabrezan is loaded with amenities such as restaurants, doctors' offices, cafés, and so much more all within walking distance of the house.

There is a primary school in the village and older students are bussed to Lezignan-Corbières where there is a middle school and a high school. Recently a satellite of the university in Montpellier also opened its doors. Lezignan-Corbières is 5km from the house, Lagrasse at 8km; Narbonne 20km and Carcassonne 30km.

General:

Heating: Electric and reverse AirCon

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 48 EUR

Taxe habitation: EUR

NOTES