

Spacious character Village property with 4 bedrooms , two reception rooms and roof terrace



## INFORMATION

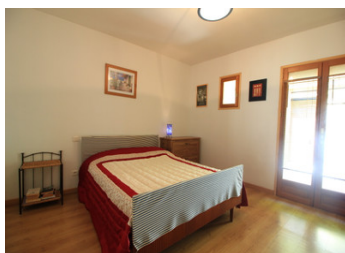
Town:	Bizanet
Department:	Aude
Bed:	4
Bath:	3
Floor:	120 m2
Plot Size:	23 m2

## IN BRIEF

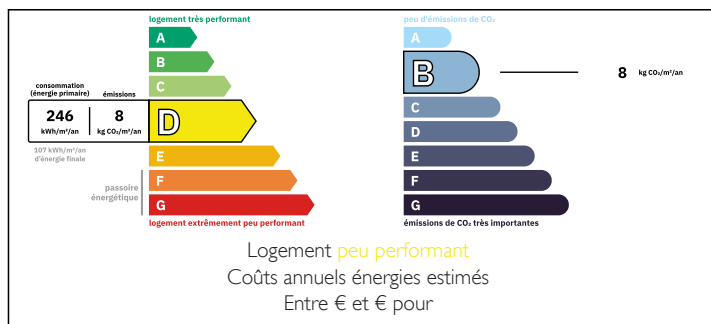
Come and visit this spacious, character-filled village property, beautifully renovated to a high standard by the current owners. Step into the cozy dining room and well-fitted kitchen, and enjoy the separate lounge featuring a decorative fireplace. On this level, you'll find one double bedroom, a shower room, and a WC.

Ascend to the first floor to discover the second bedroom, another shower room, and a utility area that opens onto a fabulous, sunny private roof terrace. This level also includes another lounge area with a shower room and stairs leading up to a mezzanine bedroom. Additionally, there's a further bedroom measuring 18.27m<sup>2</sup> with a reduced ceiling height.

This charming property is brimming with character, featuring beams and exposed stone walls. It benefits from electric fires, double glazing throughout, and



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

Taxe foncière: **897 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

### # Property Details:

#### \*\*Ground Floor:\*\*

- \*\*Dining Room / Fitted Kitchen:\*\* 22m<sup>2</sup>
- \*\*Lounge:\*\* 16.57m<sup>2</sup>, featuring a decorative fireplace
- \*\*Hallway:\*\* 2.25m<sup>2</sup>
- \*\*Shower Room:\*\* 5.43m<sup>2</sup>
- \*\*Double Bedroom:\*\* 12.92m<sup>2</sup>

#### \*\*First Floor:\*\*

- \*\*Bedroom:\*\* 11.24m<sup>2</sup>
- \*\*Shower Room:\*\* 2.66m<sup>2</sup>
- \*\*Utility Room:\*\* 7.63m<sup>2</sup>,
- \*\*ROOF terrace of 23.45m<sup>2</sup>
- \*\*WC:\*\* 0.91m<sup>2</sup>
- \*\*Lounge:\*\* 14.16m<sup>2</sup>
- \*\*Shower Room:\*\* 3.41m<sup>2</sup>
- \*\*Mezzanine Bedroom:\*\* 9.98m<sup>2</sup>
- \*\*Bedroom with Reduced Ceiling Height:\*\* 16.38m<sup>2</sup>

#### \*\*Location:\*\*

The scenic village is nestled in the Corbières vineyards and offers two restaurants and a boulangerie. It is well-placed, just 10km from Narbonne and 12km from Lézignan-Corbières for all large amenities, and 25km from the Mediterranean beaches.

The area is well-served by flights from Montpellier, Béziers, Carcassonne, Perpignan, and Toulouse airports.

.

-----

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