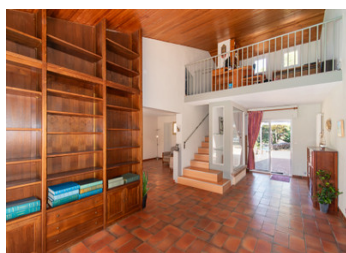


Tranquil Hilltop Property with Historic Mill, Guest Apartment, Heated Pool and B&B potential.



INFORMATION

Town:	Bizanet
Department:	Aude
Bed:	6
Bath:	5
Floor:	256 m2
Plot Size:	5081 m2

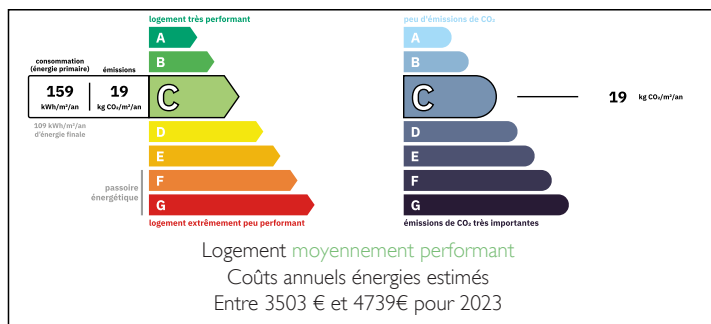


IN BRIEF

Located on the outskirts of a picturesque village, just 20 minutes from Narbonne and 40 minutes from the Mediterranean Sea, this property offers tranquility and natural beauty. Situated on a 5081 m² plot, the estate features a main house built in 1980, a heated swimming pool (9x3.80 m), an independent apartment, and an old mill with unique accommodations.

The main house includes a spacious entrance, three bedrooms in a separate wing ideal for B&B (two ensembles and one with separate bathroom with bath tub) , each with sliding glass doors to the garden. The living room and dining room with a chimney connect to a kitchen, all opening to the terrace and pool. Upstairs, there's a veranda with garden views (a perfect place to serve breakfast on colder or rainier days), a mezzanine, and a master bedroom with air...

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: 2799 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located on the outskirts of a picturesque village, just 20 minutes from Narbonne and 40 minutes from the Mediterranean Sea, this property offers tranquility and beautiful natural surroundings. Situated on a 5081 m² plot, the estate features a main house built in 1999, a heated swimming pool (9x3.80 m), an independent apartment, and an old mill with unique accommodations.

The main house includes:

- A spacious entrance (14.3 m²) with built-in cupboards.
- Three bedrooms in a separate wing, ideal for B&B:
 - Bedroom 1 (11 m²) with bathroom (3.3 m²) and air conditioning.
 - Bedroom 2 (14 m²) with air conditioning, large bathroom (17 m²) with shower, toilet, and built-in cupboards.
 - Bedroom 3 (10 m²).
- Each bedroom has sliding glass doors to the garden.
- A large bathroom (7.5 m²) with bathtub, toilet, and double sink.
- A living room and dining room (50 m²) with a chimney, connected to a kitchen, all opening to the terrace and pool through sliding glass doors.
- A veranda (30 m²) with garden views.

Upstairs:

- A mezzanine (7 m²).
- A bedroom (17 m²) with air conditioning and a 5 m² balcony looking over the swimming pool
- A bathroom (6 m²) with shower and toilet.

The property also boasts an independent apartment (built in 2001) with:

- A living room (23 m²).
- A kitchen (10 m²) with an oven and dishwasher.
- A bedroom (10 m²) with built-in cupboard.
- A hallway (2 m²).
- A bathroom (6 m²) with shower.