

Fabulous 6-bed, 2-bath townhouse with garden, veranda, summerhouse, and very large garage, also with a garden.



## INFORMATION

Town:	Lézignan-Corbières
Department:	Aude
Bed:	6
Bath:	2
Floor:	175 m2
Plot Size:	325 m2

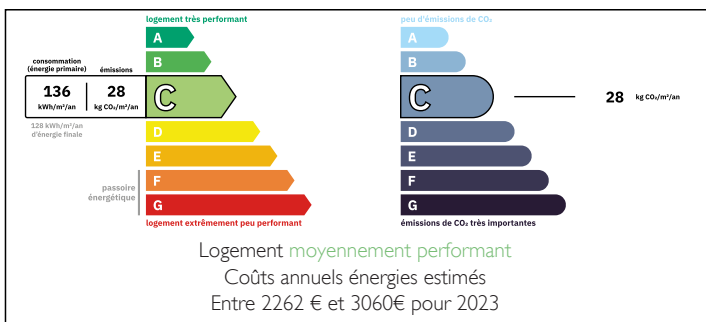


## IN BRIEF

A large and elegant town house in a quiet area in the centre of Lézignan, very convenient for all amenities, and with many of its original features such as panelled doors, windows, fireplaces, floor tiles, and stone staircases. It also has a superb garden with terraces for relaxing, dining and drinking a glass of wine, and a summer house which contains a jacuzzi with a barbecue area.

The capacious garage is a short walk away, and has a small garden and an outhouse behind. It has enough space to create a garage plus a small gîte with its own garden area.

## 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:	2135 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The house has an imposing traditional façade facing the street, in a residential area of this small, lively market town. A convenient car park for visitors is 50m away, there is a school in the same street and shops are very close by. The train station is within walking distance, and there are bus services to Narbonne and Carcassonne.

The original double front doors lead into a pretty 12m<sup>2</sup> entrance hall with panelled and glazed double doors leading to the light sitting room of 16.4m<sup>2</sup> with its marble fireplace and electric 'woodburner', and to the 7m<sup>2</sup> inner stair hall, which gives access to the shower room and separate WC as well as storage cupboards and alcoves.

A second living room of almost 19m<sup>2</sup>, which also has a magnificent marble fireplace, gives access to the white timber fitted kitchen of 8m<sup>2</sup>, including integrated fridge-freezer, oven, gas hob and dishwasher; and the veranda of 15m<sup>2</sup>, both rooms facing the garden of 133m<sup>2</sup>.

The garden is a haven of peace, with its pergola covered in wisteria, its acanthus, solanum, syringa, palm tree and judas tree, its terraces, and its summer house at the far end, facing the main house, with a lovely little enclos in front, of stone walls with timber seating. The built-in barbecue juxtaposes the old windows and panelled doors of the summer house (9.7m<sup>2</sup>), where there is a jacuzzi and a storage cupboard (2.6m<sup>2</sup>).

In the house, there is the original stone staircase, with wrought-iron balusters, which...