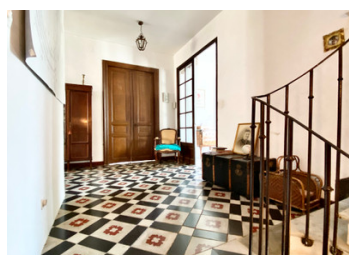
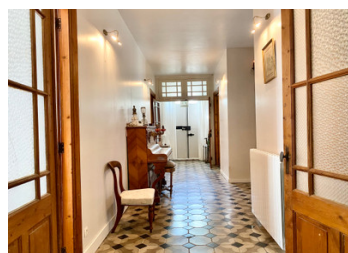
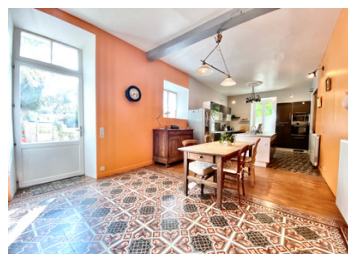
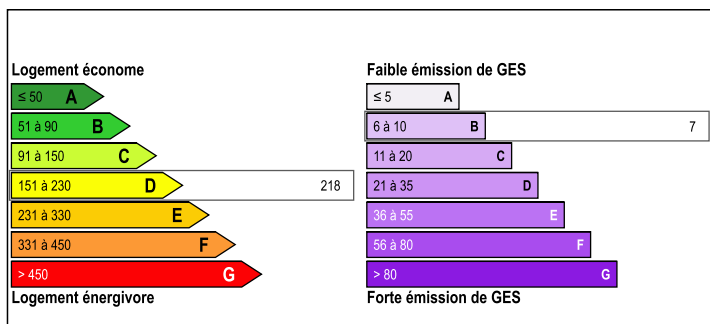


Mansion plus large stone house tastefully renovated with pool and gardens

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|--------------|
| Town: | Fontjoncouse |
| Department: | Aude |
| Bed: | 11 |
| Bath: | 7 |
| Floor: | 491 m2 |
| Plot Size: | 1559 m2 |

IN BRIEF

The delightful 19th century mansion of 283m2 retains an abundance of original features such as marble fireplaces, pretty antique floor tiles, beautiful ornate doors and architraves, and a wonderful iron staircase with stone steps. It is a very light and airy house, completely renovated, centrally heated with a condensing boiler and double glazed.

Then a tastefully converted stone house of 208m2, combining the characterful old and contemporary, with reverse aircon, and double glazed joinery.

Outside, the 2 houses and gardens are enclosed and gated on a plot of 2050m2. There is a freeform swimming pool of 12mx4.6m, a patio with seating area, landscaped gardens which can be built on, and parking for several cars.

This prime real estate has a multitude of possibilities such as a bed and breakfast, a self-catering guest

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: 2272 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

THE MANSION:

On the ground floor there is a magnificent entrance with and huge hall, that leads to a large dining kitchen with fireplace overlooking the garden, a living room, a bathroom with hammam, toilet, and a pantry.

On the 1st floor there is a large landing which leads to 4 bedrooms, and 1 bathroom. There is a master bedroom which is actually 2 rooms knocked through, one of the rooms (currently used as a library) has a beautiful marble fireplace. This level can be accessed via the main grand hallway or via an external staircase.

On the 2nd floor you have 3 bedrooms and 2 bathrooms. The master suite on this level has an ensuite and dressing area.

THE STONE HOUSE:

The ground floor consists of a large open kitchen and diner with wood log burner and beautiful exposed beams, pantry, a spacious living room with wood fire insert, and a bedroom with ensuite bathroom.

On the 1st floor you will find 3 bedrooms and 2 bathrooms. One of the bedrooms is a master suite with ensuite bathroom and dressing room.

FONTJONCOUSE: An enchanting village with its Michelin star restaurant in the beautiful Corbières countryside having incredible scenery of the hills and vineyards. There is a baker who comes every morning with fresh bread and croissants, and 10 minutes away is Durban with all amenities including a pharmacy, school, boulangerie, tabac, restaurant, supermarket and petrol station. Narbonne city and the Mediterranean...