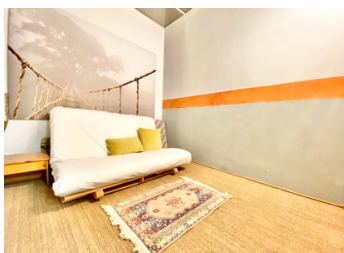


Character house with garden in the bustling town of Lézignan-Corbières with good road links and train access



## INFORMATION

Town:	Lézignan-Corbières
Department:	Aude
Bed:	2
Bath:	2
Floor:	124 m2
Plot Size:	79 m2

## IN BRIEF

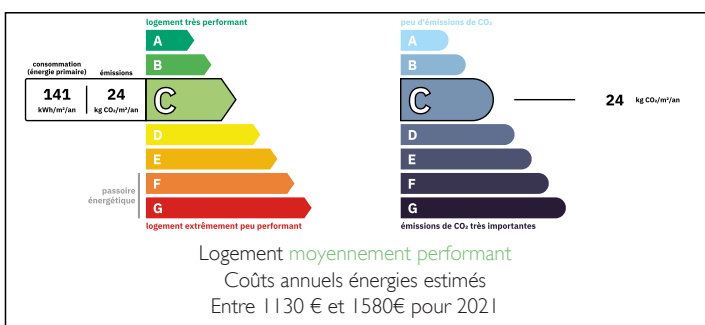
The house is full of character with beautiful antique encaustic tiled floors, tomettes floors, marble fireplaces and original ornate doors. The house also benefits from having a relatively new roof, insulation, double glazing, gas central heating, and a wood pellet boiler.

On the ground floor you walk into a very large reception area of 37.5m2 with pretty original tiles, and marble fireplace. Then you have a nice sized open plan kitchen and dining room with pretty original tiles, a storage room and a bathroom.

On the first floor there are 2 large bedrooms, one with a large dressing room area, and another with a marble fireplace, plus an office and bathroom.

Outside there is a garden of 79m2 with a plunge-pool in need of renovation.

## 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: 1530 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### LÉZIGNAN CORBIÈRES:

A bustling town in the Corbieres with many restaurants, shops, a large gym, train station, 4 supermarkets and a large Wednesday street market selling many items such as artisan foods, fruit, vegetables, and clothes etc. You are well placed with good commuter links, and just 30 minutes from Carcassonne historical site and airport, Narbonne city and the Mediterranean beaches.

### GROUND FLOOR:

Large living area of 37.3m<sup>2</sup>

Kitchen / diner of 15.7m<sup>2</sup>

Storage room of 4.2m<sup>2</sup>

Bathroom of 5.2m<sup>2</sup>

### FIRST FLOOR:

Bedroom 1 of 22.5m<sup>2</sup>

Bedroom 2 of 15.5m<sup>2</sup> plus dressing room of 6.5m<sup>2</sup>

Office room of 6m<sup>2</sup>

Bathroom of 12m<sup>2</sup>

### OUTSIDE:

Garden of 79m<sup>2</sup>

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