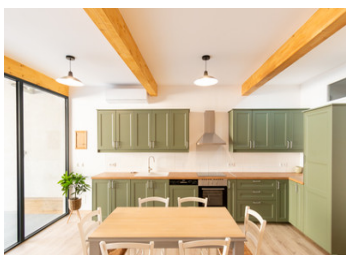


Elegant stone house with covered patio with contemporary renovation and adjoining 150m2 outbuilding



INFORMATION

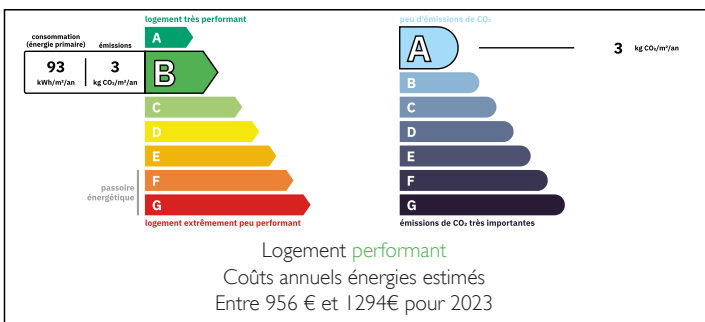
Town:	Fabrezan
Department:	Aude
Bed:	3
Bath:	2
Floor:	106 m ²
Plot Size:	29 m ²



IN BRIEF

On a quiet street in the heart of Fabrezan, this elegant stone house reveals a high-end contemporary renovation hidden behind a beautiful wooden sliding door. A covered patio leads to a bright 50 m² open-plan living space with a modern kitchen and large glass doors. Upstairs: a master suite with private bathroom, two additional bedrooms, and a separate shower room. Modern comfort with air-to-air heat pump (2025), excellent insulation, and quality finishes. The house opens onto a very quiet street. Added bonus: a 150 m² stone outbuilding offering huge potential (garage, workshop or extension). Fabrezan is a charming medieval village with shops, cafés and restaurants within walking distance, located 5 km from Lézignan-Corbières, 8 km from Lagrasse, 20 km from Narbonne and 30 km from Carcassonne.

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.



DESCRIPTION

On a quiet street in the historic heart of Fabrezan, behind an impressive wooden sliding door, lies a hidden gem. From the outside, the building looks just like many traditional stone houses typical of this charming wine-growing region of the South of France. But once the door slides open... it reveals a stunning and unexpected space.

You enter through a covered courtyard patio — intimate and sheltered from view — and immediately face large glass doors leading into a bright, open-plan living area of 50 m². The contemporary kitchen blends seamlessly with a spacious dining and living area, creating a warm and elegant atmosphere that invites gatherings and relaxed living. This floor also includes a separate toilet and a cleverly integrated utility room.

A beautiful central staircase leads to the first floor, where it splits into two wings. To the left, a modern shower room with basin and toilet, followed by a lovely 24 m² master suite with its own private bathroom. To the right, a long corridor gives access to two additional bedrooms. Their windows open onto the covered front patio, creating a cosy and serene atmosphere.

The house features high-quality finishes, excellent insulation, and a brand-new air-to-air heat pump system installed in 2025, providing both heating and cooling for optimal comfort all year round.

The outdoor space opens onto a very quiet street with minimal traffic, allowing you to fully enjoy the peaceful setting.

A rare bonus: an impressive 150 m² stone outbuilding adjoining the house, accessible...

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES