

Magnificent renovated "loft" style barn and its adjoining 150m2 shed



INFORMATION

Town:	Fabrezan
Department:	Aude
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	29 m2

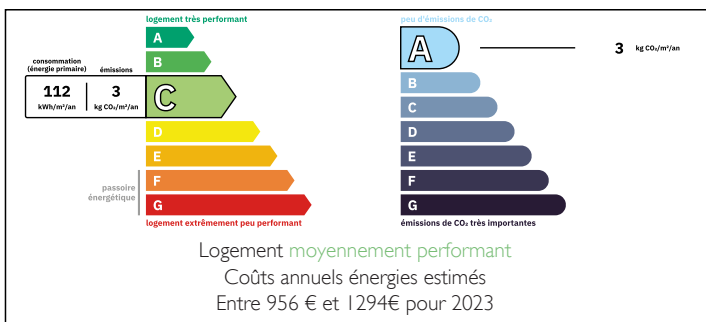
IN BRIEF

Superb renovated stone barn with character and modern comforts – A rare find!

In a charming village in the South of France, discover this magnificent stone barn, completely renovated with high-quality materials and never lived in. A contemporary renovation in an old setting, creating a warm and refined loft feel. The bonus: an adjoining 150 m² stone barn, in excellent condition, with immense potential.



ENERGY - DPE



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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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located at the foot of Montagne d'Alaric and in the heart of the Corbières vineyards, you will discover the charming medieval village of Fabrezan, with its cobbled streets lined with plane trees. Fabrezan is full of shops and services, such as restaurants, doctors' offices, cafes, and much more, within walking distance of the house. The village has a primary school. A bus to Lézignan-Corbières is available for middle and high school students. A branch of the University of Montpellier also recently opened in Lézignan-Corbières.

The town of Lézignan-Corbières is 5 km from Fabrezan, 8 km from Lagrasse, 20 km from Narbonne, and 30 km from Carcassonne.

This magnificent barn has been recently renovated from floor to ceiling, offering 106 m² of living space on two perfectly laid-out levels:

On the ground floor:

- Superb 50 m² living room with an ultra-modern open-plan kitchen, bathed in light
- Direct access to a 29 m² private patio/terrace, private and welcoming
- Laundry room, separate toilet

Upstairs (via a beautiful central staircase):

- Two comfortable bedrooms (11 m² and 12.4 m²)
- A modern shower room
- 24 m² master suite with private shower room

Top-of-the-line comfort: reversible air conditioning, meticulous insulation, premium finishes

The +++: An adjoining 150 m² stone shed, in excellent condition, with immense potential (workshop, garage, extension, independent business, etc.).

An unusual, bright, new property in the old quarter, with an entrance via a welcoming patio, ideal for a primary residence or an exceptional vacation home.