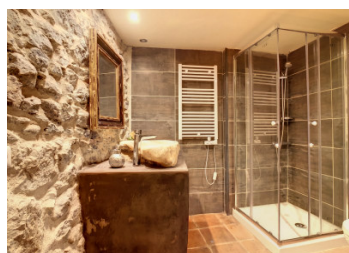


## Beautifully Restored Medieval House in Lagrasse, 2 Baths, Terrace, ideal Home, Holiday or Rental



## INFORMATION

Town:	Lagrasse
Department:	Aude
Bed:	2
Bath:	2
Floor:	154 m2
Plot Size:	2 m2

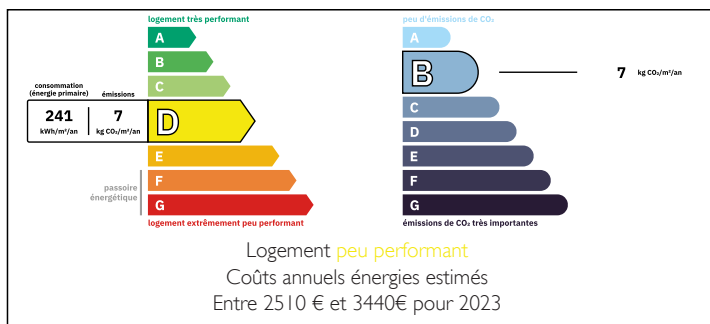
## IN BRIEF

In the heart of Lagrasse, ranked among “Les Plus Beaux Villages de France”, this beautifully renovated medieval townhouse of 154 m<sup>2</sup> blends authentic charm with modern comfort. Original features such as exposed beams, stone walls and 18th-century terracotta tiles are combined with double glazing, a fitted kitchen, high-speed internet and two stylish shower rooms.

The ground floor offers a magnificent 49 m<sup>2</sup> vaulted stone reception room and a shower room. On the first floor, a cosy living room opens onto a small terrace, alongside a spacious fitted kitchen and utility room. Upstairs, you'll find a mezzanine bedroom, a second bedroom and another shower room.

Perfect as a main home, holiday retreat, or rental investment, this property enjoys an exceptional setting near Carcassonne, Narbonne, Fontfroide Abbey and the vineyards of Corbières and

## 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

### Medieval Charm in the Heart of Lagrasse

In the heart of Lagrasse, one of “Les Plus Beaux Villages de France”, this beautifully restored medieval townhouse invites you to step back in time while enjoying all the comforts of modern living. With its exposed beams, 18th-century terracotta floor tiles (tomettes), and stone walls, the home offers an atmosphere that is both historic and warmly welcoming.

Spread across 154 m<sup>2</sup> of living space, this house has been renovated with respect for its origins, while adding thoughtful details such as double glazing, a fitted kitchen, two stylish shower rooms, and high-speed internet—perfect for those wishing to combine French village life with modern comfort.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### Ground Floor

Stone-vaulted reception room – 49 m<sup>2</sup>, with marble sink and breathtaking stone arches

Shower room – 6 m<sup>2</sup>, with exposed stone, marble sink, and walk-in shower

### First Floor

Living room – 23 m<sup>2</sup>, opening onto a charming, intimate terrace of 2.23 m<sup>2</sup>

Fitted kitchen – 20 m<sup>2</sup>, spacious and bright

Utility room – 2.23 m<sup>2</sup>

### Second Floor

Mezzanine bedroom – 33 m<sup>2</sup> (option to close for added privacy)

Second bedroom – 14.36 m<sup>2</sup>