

## Character Home in Corbières with Multi-Level Southeast Garden with Pool, Garage and Great Renovation Potential



## INFORMATION

Town:	Fontcouverte
Department:	Aude
Bed:	3
Bath:	2
Floor:	116 m <sup>2</sup>
Plot Size:	166 m <sup>2</sup>



## IN BRIEF

In the peaceful village of Fontcouverte, surrounded by vineyards in the Corbières region, this character house dating from around 1900 offers an exciting renovation opportunity. Used for over 20 years as a holiday home, the property is currently habitable but requires modernization, including electricity, insulation and interior updates. The roof has been renewed and the main structure and walls are in good condition, providing a solid base for renovation. The house offers several living areas, three bedrooms and an additional living space under the roof with exposed stone walls.

A highlight is the southeast-facing garden of 166 m<sup>2</sup> with terraces on different levels, a vegetable garden, a stone barbecue and an above-ground pool included in the sale. Located just minutes from Lézignan-Corbières and within easy reach of Carcassonne.

## ENERGY - DPE

DPE not required.

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

Tucked away in the peaceful village of Fontcouverte, between vineyards and rolling countryside, this characterful village house dating from around 1900 offers an exciting renovation opportunity in the heart of the Corbières region.

Used for the past 22 years as a holiday home, the property is currently habitable, yet it clearly invites a new chapter. The roof has been renewed and the main structure and stone walls are in good condition, providing a solid base for a thoughtful renovation. Inside, however, the house reflects another era: electricity, insulation and the overall interior would benefit from modernization, offering future owners the chance to redesign and shape the home entirely to their own taste.

The façade, adorned with beautiful light-blue wooden shutters, immediately evokes the timeless charm of southern France.

A house with character and flexible spaces

You enter the house through a small front sitting room. From here, a door leads into a central hallway where a wooden staircase rises to the first floor.

Two steps lead up to a cosy dining room with a tiled floor and a charming low wooden ceiling, creating a warm, rustic atmosphere.

A corridor leads through the ground floor where you will find:

- a separate WC
- a shower room with washbasin
- a kitchen with gas hob and standalone ovens

At the end of the corridor, a door opens to the garden, while glazed French doors lead into a bedroom with attractive exposed stone walls.

A second hallway from the kitchen connects to another bathroom with shower, washbasin...

## LOCAL TAXES

**Taxe foncière: 300 EUR**

**Taxe habitation: EUR**

## NOTES