

Fabrezan – Characterful village home with stunning terrace giving panoramic and vineyard views.



INFORMATION

Town:	Fabrezan
Department:	Aude
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	147 m2

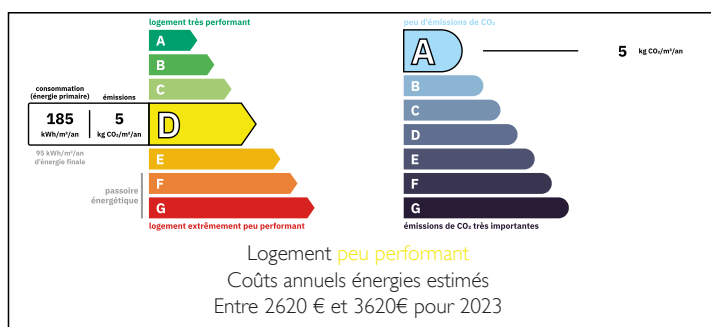


IN BRIEF

A historic village property with exceptional views and generous living space in the heart of the Corbières.

Located in the sought-after wine village of Fabrezan, in the heart of the Corbières in the Aude, this impressive character home of approximately 185 m² forms part of the village's former château. Combining original architectural features with spacious interiors and a spectacular panoramic terrace, the property offers a rare opportunity to own a home steeped in history in the heart of southern France.

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: 1837 EUR

NOTES

DESCRIPTION

At the centre of the house is a beautiful, light-filled living space, where high ceilings, exposed stonework, traditional timber framing and an impressive stone fireplace create an exceptional sense of character. Large windows flood the room with natural light and open directly onto the property's outstanding 50 m²+ terrace.

The terrace is undoubtedly one of the highlights of the property, providing a wonderful outdoor space for dining, entertaining or simply enjoying the views across the surrounding vineyards and Corbières countryside. The separate kitchen is conveniently positioned alongside the main living area.

The accommodation currently comprises four bedrooms, including a principal suite with a bath and shower, together with a further shower room. Throughout the house, original features including exposed beams, terracotta floors, stonework and traditional materials give the property an authentic French character which is increasingly sought after.

On the lower level, an impressive 100 m² cellar and garage area provides substantial storage and practical space. In addition, areas of the property remain to be converted, offering considerable potential for those looking to create further accommodation or additional living space.

Situated just a short walk from the village shops, cafés, restaurants and everyday amenities, the property combines the convenience of village living with an open outlook over the surrounding wine country.

Fabrezan is ideally positioned for exploring the Corbières, the Languedoc wine region and the Mediterranean coast, while the area's villages, vineyards and historic towns provide an authentic taste of life in the South of France.

Whether you are looking...