

## Renovated stone house with patio & roof terrace on quiet lane in a medieval village – ideal investment



## INFORMATION

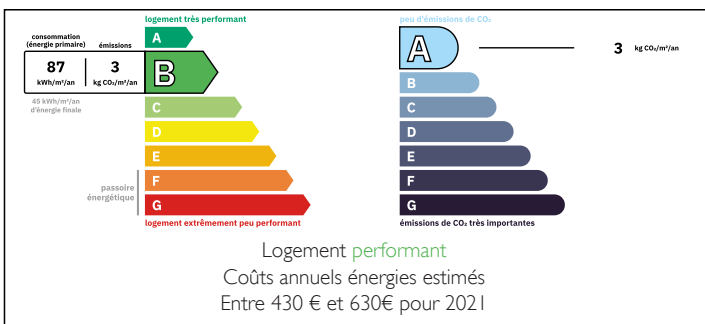
Town:	Fabrezan
Department:	Aude
Bed:	3
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	11 m <sup>2</sup>



## IN BRIEF

Charming renovated stone house on a quiet pedestrian lane in Fabrezan. Ground floor: bright living space with modern kitchen and private terrace. First floor: bedroom with dressing room and spacious shower room. Second floor: additional bedroom and sunny terrace. Top floor: third bedroom with sloped ceiling. Efficient heating and cooling (air-to-air heat pump, electric radiators), fully renovated between 2015 and today. Ideal as a holiday home or rental investment. Medieval village with cafés, shops and restaurants within walking distance. Close to Lézignan (5 km), Narbonne (20 km), Carcassonne (30 km).

## 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

Tucked away on a charming car-free street in the heart of the medieval village of Fabrezan, this beautifully renovated stone house invites you to live the southern French lifestyle with ease and comfort. Behind its traditional façade, a warm and elegant interior awaits.

Step inside and discover a light-filled living space on the ground floor, seamlessly connected to a stylish, fully equipped kitchen. French doors open onto a lovely private terrace, the perfect spot to enjoy summer mornings with a coffee or long evenings with friends over a glass of wine.

Upstairs, the first floor features a bright and spacious bedroom with a dressing room and a modern shower room with clean lines and generous proportions. The house is equipped with a modern heating and cooling system (air-to-air heat pump and individual electric radiators), offering year-round comfort.

On the second floor, a sunny terrace becomes your outdoor living room. Imagine relaxing here on warm afternoons, enjoying the gentle breeze from the Corbières hills. A second bedroom completes this level.

A final staircase leads up to the top floor with its charming sloping roof — an ideal third bedroom for guests, children, or a creative studio.

This property was fully renovated to a high standard between 2015 and today, featuring:

- PAC air/air with individual programming
- Electric fluid-filled radiators with room-by-room control
- Electric water heater (150 L)
- Split air-conditioning system

With its easy-to-maintain layout, excellent energy systems, and idyllic location on a quiet, pedestrian village lane, this is an ideal lock-up-and-leave

## LOCAL TAXES

Taxe foncière:	48 EUR
Taxe habitation:	EUR

## NOTES