

Detached character Maison Vigneron style house of 3 bedrooms, with garden terrace and garage



INFORMATION

Town:	Fabrezan
Department:	Aude
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	407 m2

IN BRIEF

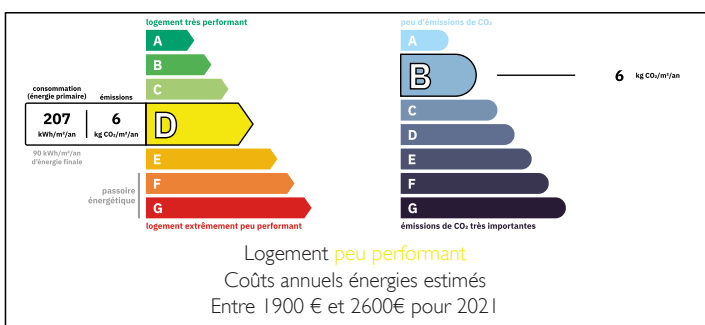
This is an exceptional new construction built in 2013, benefitting from all modern luxury and condition, whilst perfectly in-keeping with its surroundings, in the style of a very attractive winegrowers house.

The property stands proud with its hand finished lime facade and architectural moldings, double glazing, quality wooden doors and shutters, and window joinery in double-glazed wood. Inside it has been designed with a thoughtful layout having all rooms flowing in perfect position and comfort. It is bright and airy with lots of light coming through all the windows that have amazing views of the beautiful Corbieres countryside and hills, beautiful exposed wooden beams throughout, travertine tile floors and quality wooden floors.

Outside there is a large terrace of 40m2 which overlooks the pool of 7.6x3.5m2 and a landscaped

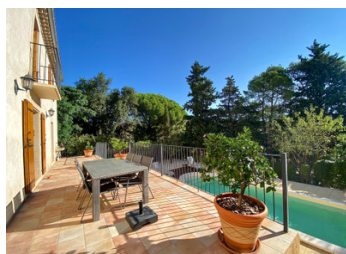


ENERGY - DPE



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: 1448 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

VILLEROUGE LA CRÉMADE:

A chocolate box hamlet of Fabrezan in the Corbières wine region, surrounded by pine forests and vineyards, located only 3 minutes by car from restaurants and shops, Lezignan Corbieres town 15 minutes, Narbonne City 30 minutes, and 35 minutes to the Mediterranean sea.

GROUND FLOOR:

Open plan living room / kitchen / dining area - 51m²
(opening onto the terrace garden and pool)

WC - 1.6m²

Laundry room - 6m²

Garage - 19m²

FIRST FLOOR:

Landing area - 6m²

WC - 1.8m²

Bathroom - 6m²

Master bedroom with en-suite bathroom - 30.5m²

Bedroom 2 with small balcony - 16m²

Bedroom 3 - 14.5m²

Total of approximately 128m² plus 19m² garage

East and west orientation

Property base plot of 407m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>