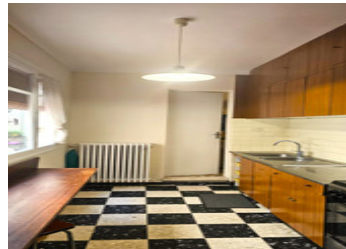


Large wine-makers home in the heart of the village of Lezignan, having all amenities within walking distance



INFORMATION

Town:	Lézignan-Corbières
Department:	Aude
Bed:	5
Bath:	3
Floor:	220 m ²
Plot Size:	100 m ²



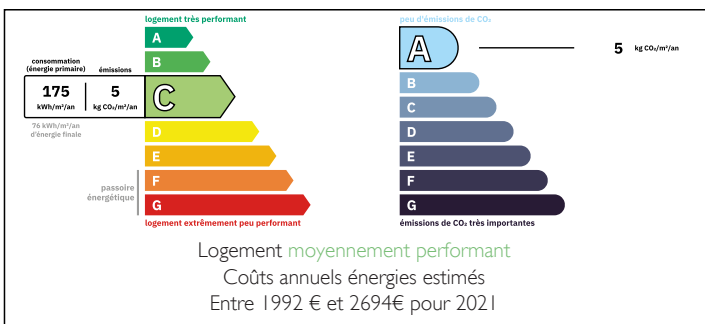
IN BRIEF

This is a large ex-wine makers house in the heart of Lezignan, a village having all amenities within walking distance. There is a wide driveway, enclosed behind a high security gate, leading up to a large garage and workshop area.

The house would be extremely suitable as a Bed and Breakfast business, where the owners could live in the separate apartment, on the other side of the courtyard and terrace.

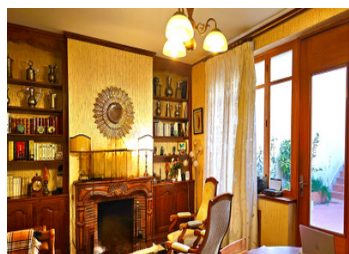
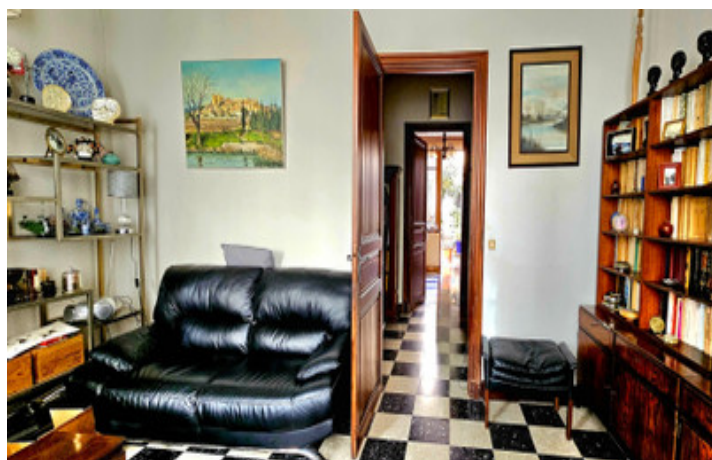
The energy consumption of the building is very efficient due to there being a heat pump installed, to supply heating/cooling to all rooms on the ground and first floors.

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

The entrance to this large house is opposite the church, with lovely views of the church tower from the windows on the upper floors. The entrance has a double set of doors, the inner ones being double glazed, to prevent heat loss. There are electric blinds on the windows, double glazing and reverse air conditioning on the ground and first floors.

The hallway leads to a sitting room on one side of the passage, looking onto the church. This room has a fitted glass cabinet with shelving, for storing glasses, books and ornaments.

On the other side is a salon and dining room with carved wooden mantelpiece, with doors leading on to the internal courtyard of 50m² with trees and shrubs. This room also leads into a galley kitchen and back kitchen with a separate toilet and technical room housing the heat pump unit.

The back kitchen goes through to the large garage and workshop with small wine cave and the second courtyard. This courtyard/driveway area has space with parking for 4 cars and high metal security gates which lead on to a public street.

On the first floor are 3 bedrooms (20m², 12m², 12m²) with tommette tile flooring and a bathroom with double basins and a new Italian shower

One of the bedrooms has a door opening onto the upstairs balcony and walkway, overlooking the garden courtyard. The walkway leads to the wheelchair-friendly, separate apartment. This apartment has open-plan living accomodation with...

LOCAL TAXES

Taxe foncière: **3500 EUR**

NOTES