

Elegant stone house with covered patio with contemporary renovation and adjoining 150m2 outbuilding

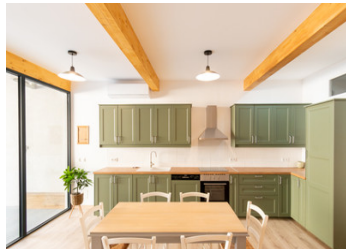


INFORMATION

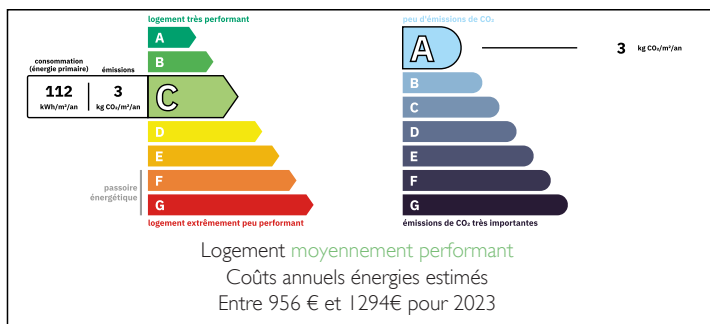
Town:	Fabrezan
Department:	Aude
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	29 m2

IN BRIEF

On a quiet street in the heart of Fabrezan, this elegant stone house reveals a high-end contemporary renovation hidden behind a beautiful wooden sliding door. A covered patio leads to a bright 50 m² open-plan living space with a modern kitchen and large glass doors. Upstairs: a master suite with private bathroom, two additional bedrooms, and a separate shower room. Modern comfort with air-to-air heat pump (2025), excellent insulation, and quality finishes. The house opens onto a very quiet street. Added bonus: a 150 m² stone outbuilding offering huge potential (garage, workshop or extension). Fabrezan is a charming medieval village with shops, cafés and restaurants within walking distance, located 5 km from Lézignan-Corbières, 8 km from Lagrasse, 20 km from Narbonne and 30 km from Carcassonne.



ENERGY - DPE



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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

On a quiet street in the historic heart of Fabrezan, behind an impressive wooden sliding door, lies a hidden gem. From the outside, the building looks just like many traditional stone houses typical of this charming wine-growing region of the South of France. But once the door slides open... it reveals a stunning and unexpected space.

You enter through a covered courtyard patio — intimate and sheltered from view — and immediately face large glass doors leading into a bright, open-plan living area of 50 m². The contemporary kitchen blends seamlessly with a spacious dining and living area, creating a warm and elegant atmosphere that invites gatherings and relaxed living. This floor also includes a separate toilet and a cleverly integrated utility room.

A beautiful central staircase leads to the first floor, where it splits into two wings. To the left, a modern shower room with basin and toilet, followed by a lovely 24 m² master suite with its own private bathroom. To the right, a long corridor gives access to two additional bedrooms. Their windows open onto the covered front patio, creating a cosy and serene atmosphere.

The house features high-quality finishes, excellent insulation, and a brand-new air-to-air heat pump system installed in 2025, providing both heating and cooling for optimal comfort all year round.

The outdoor space opens onto a very quiet street with minimal traffic, allowing you to fully enjoy the peaceful setting.

A rare bonus: an impressive 150 m² stone outbuilding adjoining the house, accessible...

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES