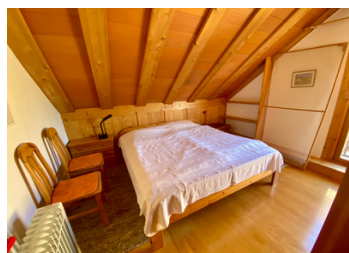
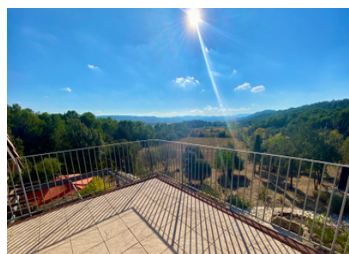


Two pretty wooden houses, back-to-back, in glorious South of France. 2 bedrooms and 2 bathrooms each



INFORMATION

Town:	Fabrezan
Department:	Aude
Bed:	4
Bath:	2
Floor:	167 m2
Plot Size:	1901 m2



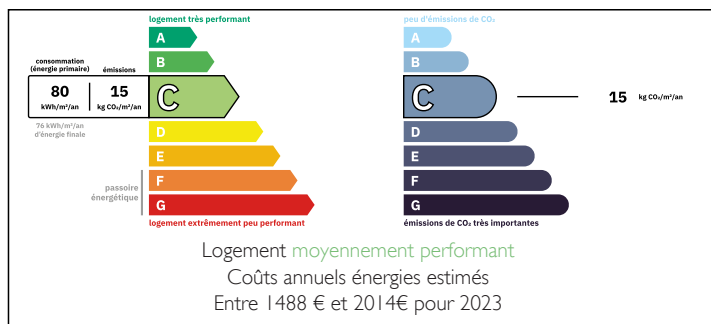
IN BRIEF

These 2 wooden homes, positioned back to back, are bathed in the glorious sunshine of Les Corbières. Located in large grounds, with stunning views towards the Southern Pyrenées, these houses each boast a large patio . Each house has 2 bedrooms and a bathroom on the first floor.

The ground floor is a large, airy open-plan space, with a kitchen , sitting area and dining area. Large glass sliding doors lead out onto the patio which is south facing and bathed in sunshine. There is a guest toilette/laundry room.

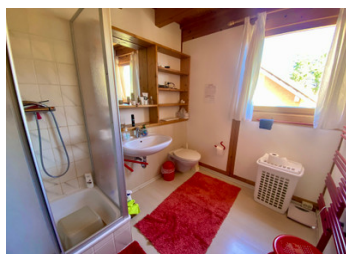
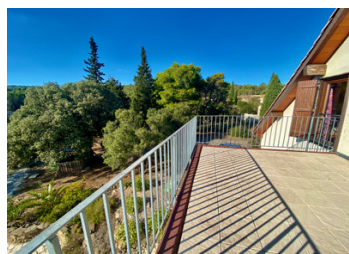
The one house has another separate room to the side with glass sliding doors leading out onto an even larger patio on the side of the building. There is a cabin in the garden with a workshop and another room which could serve as an extra bedroom or office.

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 house is located in the pretty hamlet of Villeroche La Cremade which is part of the community of Fabrezan, a large, busy village, 6kms from the property.

The village has many amenities and restaurants.

The larger village of Lezignan with all amenities, the closest train station and schools, is located 13kms away.

Carcassonne airport: 50kms

Bezier airport: 75 kms

Toulouse international airport: 145kms

Narbonne beach: 46 kms

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

LOCAL TAXES

Taxe foncière: 1436 EUR

Taxe habitation: EUR

NOTES