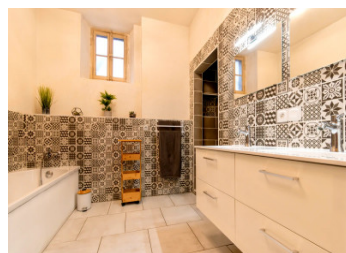
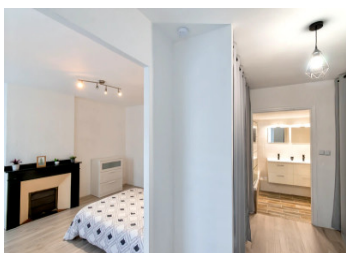
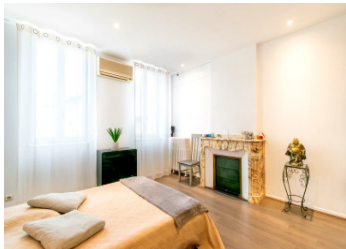
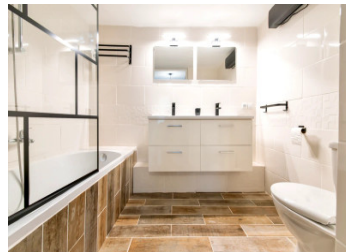


Elegant bourgeois village house with generous volumes, parental suite, 3 bedrooms and roof terrace potential



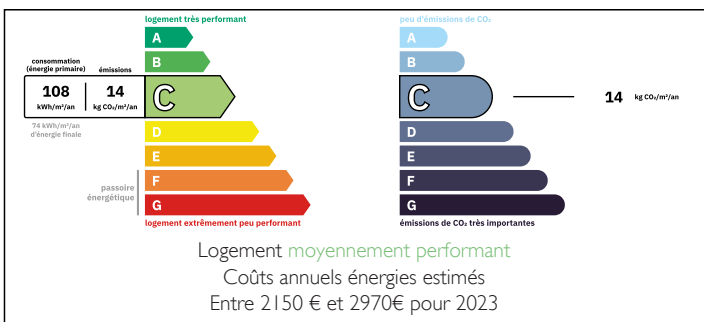
INFORMATION

Town:	Coursan
Department:	Aude
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	0 m ²

IN BRIEF

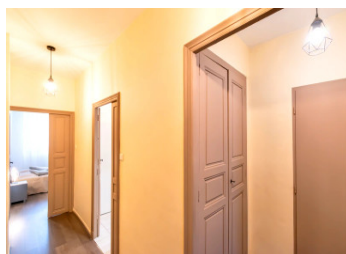
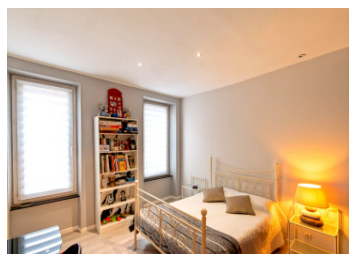
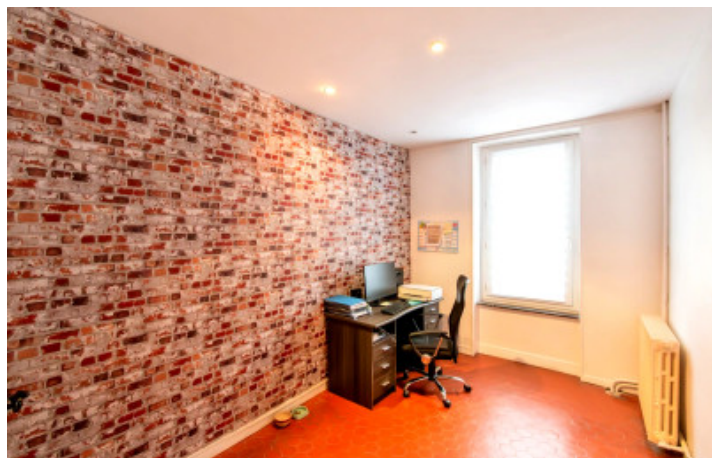
Character house dating from around 1900, ideally located in the centre of Coursan, offering generous volumes, a fluid layout and strong potential. Formerly a notary's office, converted into a home 2.5 years ago, it features a bright living room, open-plan kitchen, several bedrooms, a parental suite with A/C and a large cellar with independent rear access. Rare opportunity to create a Tropezian roof terrace. Recent roof, recent air-to-water heat pump heating system, double glazing, fibre optic internet and RJ45 sockets throughout. Terraced village property with easy nearby parking. Close to shops, schools and services. Approx. 10 min from Narbonne, 25 min from Béziers and 1 hour from Montpellier.

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

This character property, dating from around 1900, offers generous living spaces, a fluid layout and rare potential for enhancement in the village centre. Formerly a notary's office, it was fully converted into a residential home approximately 2.5 years ago and is now a welcoming family house, ready to move into.

Upon entering, a small hallway leads, through an elegant glass door, into the main living area. The open-plan kitchen is positioned on the street side, while the spacious, light-filled living room faces the rear of the house, providing a calm and comfortable setting. The space benefits from excellent natural light and a harmonious flow.

A beautiful stone staircase in Pierre d'Armissan connects the floors. From the ground floor, there is also access to a very large cellar used as a utility room, storage area and workshop. It includes an independent rear exit, allowing access from the back of the property without passing through the main street – a particularly practical feature for family life.

The first floor offers a ceiling height of approximately 2.75 metres and includes several bedrooms, a bathroom with bathtub and double washbasin, a room currently used as a home office (ideal for remote working) and a separate WC. Original doors add authentic charm, while recessed spotlights provide discreet, modern lighting.

The second floor features a comfortable parental suite with reversible air conditioning, built-in storage and an open-plan bathroom with bathtub, double washbasin and WC. Original doors remain here as well. This level also includes...

LOCAL TAXES

Taxe habitation: EUR

NOTES