

Romantic 3-4 bed stone house with garden - very rare! - and lake views, in a fishing village near Narbonne.

EXCLUSIVE



## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Bages  |
| Department: | Aude   |
| Bed:        | 4      |
| Bath:       | 3      |
| Floor:      | 111 m2 |
| Plot Size:  | 157 m2 |

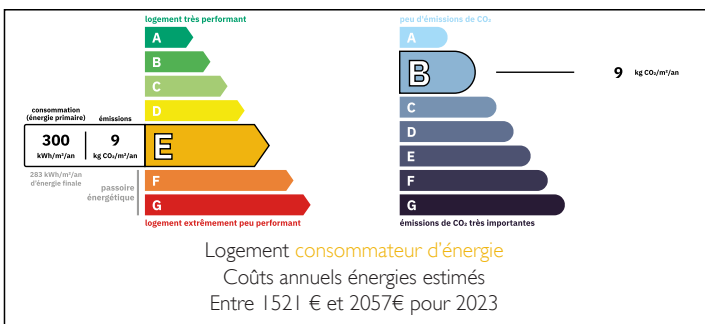


## IN BRIEF

A truly fabulous, unique property in one of the most popular coastal villages of this gorgeous region! It needs renovation, but that will allow you to put your own stamp on the house and garden. An opportunity like this doesn't come up often: a character stone house with a good-sized terraced garden and a rooftop terrace that has stunning views of the coastal Etang de Bages.

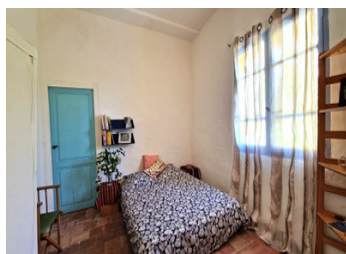
The village is well-known for its outstanding position on the top of a rocky outcrop next to the extensive coastal salt lakes, only 9 km from the centre of Narbonne. Its location is even more wonderful, as it is set between vineyards, hills and lakes, the latter being the habitat of flamingos, herons and many other waterbirds. The nature reserve of the Ile de Sainte Lucie adjoins it.

## 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 property is very close to the village church at the top of the village, where parking is available. Small streets lead down towards the lake, and the house and garden can be accessed from two of them. The front door opens from the north side, and the stone-walled entrance hall leads to the main south- and east-facing part of the property.

The ample kitchen/dining area, (26m<sup>2</sup>) with its white fitted kitchen, has windows to the south and east, and a glazed door to the garden. There is a woodburning stove with heat transfer to the main bedroom above. Up several steps to the hallway are the family shower room, with WC, and a separate WC.

A tiled stairway leads to the very spacious main bedroom (26 m<sup>2</sup>), with windows to the south and east, exposed timber ceiling beams, and terracotta floor tiles. Up several more stairs is the second bedroom of approx. 14 m<sup>2</sup>, with terracotta tiles, an east-facing window over the garden, and a shower room. At the next level is a third bedroom in the roofspace, with timber beams, terracotta tiles, an east-facing window with lake views, plus a velux, and a small shower area.

A few more stairs lead to the roof terrace, about 15m<sup>2</sup> in total, with its wonderful views of the lake, the village roofs and the garden with its fig, robinia and oleander trees. It is completely private, ideal for sunbathing, and has a high-level deck with even more...

## LOCAL TAXES

Taxe foncière: **646 EUR**

Taxe habitation: **EUR**

## NOTES