

Renovated Character Village House with Garden, Garage & 4-5 Bedrooms in the Minervois

EXCLUSIVE



INFORMATION

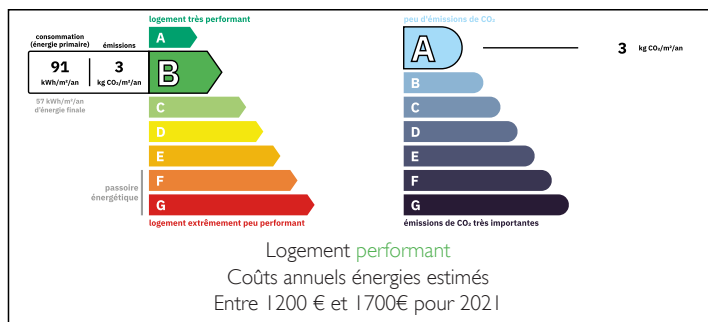
Town:	Fabrezan
Department:	Aude
Bed:	5
Bath:	3
Floor:	162 m2
Plot Size:	100 m2

IN BRIEF

Beautifully renovated character village house offering 4 bedrooms plus an office, a spacious living and dining area, and a modern kitchen extension opening directly onto the garden and terrace. With a new roof, updated electrics and no major work required, this is a comfortable move-in-ready home combining period charm with modern convenience in the heart of a sought-after South of France village.

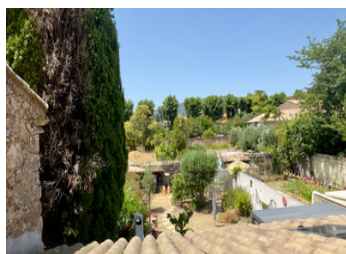


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES

DESCRIPTION

In the heart of the charming village of Fabrezan, this attractive character home combines the appeal of a traditional French village house with the comfort of modern updates. Well maintained and ready to enjoy, the property offers generous accommodation, a private garden and many improvements already completed.

The ground floor comprises an entrance hall, a separate office, a workshop with a full bathroom, and a spacious living and dining area. To the rear, a modern kitchen extension opens directly onto the garden and terrace, creating a welcoming space for everyday living and entertaining.

Upstairs are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. The office on the ground floor could also serve as a fifth bedroom, depending on your needs.

Outside, the garden of approximately 100 m² includes a terrace of around 30 m², providing a pleasant outdoor space that is rare for a village-centre property.

Features include:

- 4 bedrooms plus office / potential 5th bedroom
- Principal bedroom with en-suite shower room
- Modern kitchen extension opening to the garden
- Garden of approximately 100 m²
- Terrace of approximately 30 m²
- Roof replaced in 2019
- Updated electrical installation
- Reversible air conditioning
- Efficient wood-burning stove
- Hardwood floors
- Ground-floor workshop with full bathroom
- Double glazing on the ground floor
- Character features throughout

A comfortable move-in-ready home offering