

# French Properties

ONLINE

€990 000

7 bedroom house

Surface : 450 m<sup>2</sup>

Surface of the living room: 53 m<sup>2</sup>

Kitchen: fitted kitchen

Heating: air conditioning

Inner condition: excellent

**Features:**

pool, Abri de piscine, Coin barbecue, fireplace, double glazing, fireplace, garden, air conditioning,

7 bedroom

1 terrace

5 bathrooms

1 garage

**Energy class (dpe):** Unavailable

**Emission of greenhouse gases (ges):**

Unavailable

Document non contractuel

06/02/2023 - Prix T.T.C



## House Narbonne

Charming winegrowers village with bars, restaurants, shops, bakeries, grocery, wineries, artisan commerce, school, pharmacy, museum and popular with tourists, close to the Canal du Midi, 45 minutes to Beziers (airport) and 40 minutes to Carcassonne (airport). In a quiet part of the village, completely private and not overlooked, imposing historic house (1700) with 450 m<sup>2</sup> of living offering main residence with 5 bedrooms, 2 bedroomed private apartment, 3 storey stables to renovate (perfect for gites), workshop/games room, indoor pool, terraces, courtyard and garden. Entirely renovated to high standard retaining its original character, charm and features (original tiled floors, exposed beams, feature doors, marble fireplaces). Run as B&B with proven income. Main house Ground = Entrance of 16.09 m<sup>2</sup> + storage of 1.5 m<sup>2</sup> + return of 16.38 m<sup>2</sup> + utility room of 3.19 m<sup>2</sup> + scullery of 8.16 m<sup>2</sup> + kitchen/living room of 55.53 m<sup>2</sup> (dishwasher, washing machine, stone sink, fridge-freezer, microwave, hob, oven) + return of 2.51 m<sup>2</sup> + storage of 1.7 m<sup>2</sup> + lounge of 28.6 m<sup>2</sup> (marble fireplace) + corridor of 5.70 m<sup>2</sup> + storage of 2 m<sup>2</sup> + utility room of 18.54 m<sup>2</sup> (washing machine, dryer) + stockage of 13.61 m<sup>2</sup> (double sink). 1st = Return of 4.83 m<sup>2</sup> + corridor of 21.69 m<sup>2</sup> + bedroom of 18.28 m<sup>2</sup> (wardrobe

