

€540 000

4 bedroom house Surface : 200 m<sup>2</sup>

Surface of the land : 2264 m<sup>2</sup>

View : Dégagée

Hot water : Fuel

Inner condition : excellent

**Features :**

pool, double glazing, cuisine d'été, abri de jardin, cheminées, air conditioning, calm

4 bedroom

1 terrace

2 bathrooms

3 WC

1 parking

1 cellar

Document non contractuel  
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### House Capestang

Village with shops and restaurants, 10 minutes from Capestang and Bize Minervoises, 25 minutes from Narbonne, 30 minutes from Béziers, 45 minutes from Narbonne Plage. Beautiful character house (former cooperative cellar) completely renovated with character, bright and very spacious, offering 200 m<sup>2</sup> of living space including 4 bedrooms and 2 bathrooms, plus a cellar. The whole on a land / landscaped park of 2264 m<sup>2</sup> with summer kitchen and heated swimming pool (8x4m). First renovation in 2002, roof redone (less than 10 years) recently as well as double glazing. Ground floor = Living room / kitchen of 70 m<sup>2</sup> with fireplace (hotplates, dishwasher, electric oven, extractor, refrigerator) + bedroom of 13 m<sup>2</sup> + bathroom of 12 m<sup>2</sup> (basin, bath and toilet) + cellar of 35 m<sup>2</sup>. 1st = Large living room of 43 m<sup>2</sup> with fireplace + 2 bedrooms of 14 m<sup>2</sup> and 15.3 m<sup>2</sup> + bedroom of 28.5 m<sup>2</sup> with dressing room of 8.4 m<sup>2</sup> + bathroom of 12 m<sup>2</sup> (bath, bidet, wc and double basin). Exterior = Beautiful landscaped land of 2264 m<sup>2</sup> with heated swimming pool (8x4m, chlorine) with Mediterranean plants and trees + summer kitchen + garden shed + parking space + part of the land is still constructible. Miscellaneous = Character + fireplaces, reversible air conditioning and oil central heating +

