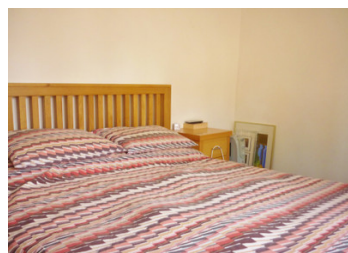


Perfect lock-up-and-leave. Charming house in the heart of a popular village.

EXCLUSIVE



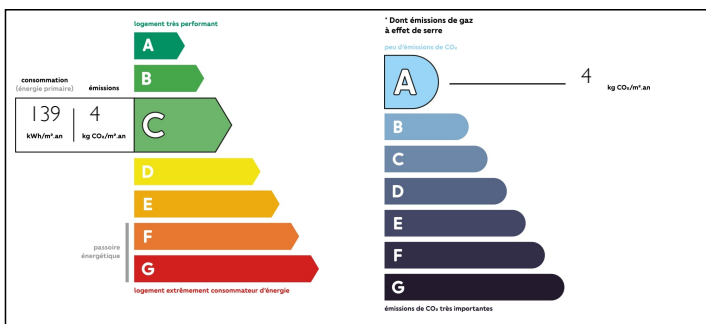
INFORMATION

Town:	Fabrezan
Department:	Aude
Bed:	2
Bath:	1
Floor:	60 m ²
Plot Size:	0 m ²

IN BRIEF

In the heart of Fabrezan you'll find this gem of a property. Hidden down one of the many impasses, you'll come across this lovely house. Recently renovated, perfect lock-up-and-leave.

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

A delightful 2 bedroom house, hidden away within the village. Walking distance to restaurants, shops and bars as well as doctors, dentist, post office all within the village. Fabrezan is in the heart of the Corbières, surrounded by acres of vineyards on the Orbieu river.

On the ground floor is a fully equipped kitchen / diner (4.26 x 4.80). Plenty of room for a table for 6. Water heater and washing machine tucked under the stairs. Travertine tiled floor with window and door to the front.

The stairs are solid and of a gentle gradient and wider than the average French staircase!

1st floor: Sitting room (4.9 x 3.45) with insert fireplace and office nook (2.17x1.89). 2 windows to the front. Travertine tiled floor.

2nd floor:

Bedroom 1 (3.76 x 2.63), window to the front, reversible heating/air conditioning, tiled floor.

Bedroom 2 (2.35 x 3.29), velux window (electric), reversible heating/air conditioning, tiled floor and built-in hanging space.

Bathroom (1.92 x 2.89), tiled floor, window, bath with shower, wc, basin, towel rail.

The impasse has a delightful courtyard which all the residents can use.

Access is up a set of steps from the road, there is no parking at the property.

Location:

Fabrezan is 7kms to Lezignan Corbieres with all the supermarkets and amenities you would need. Plus the station and access to the A61.

Airports: Toulouse (141km), Carcassonne (47km), Beziers (73km).

Beaches: Narbonne Plage / Gruissan are about 40mins away.

NOTES