

A very large home in a historic village with all amenities. Ready to move in with lots of renovation potential

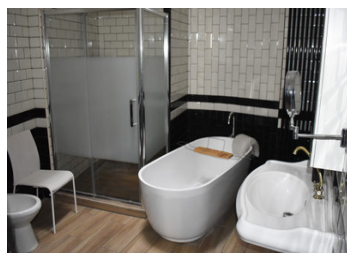


INFORMATION

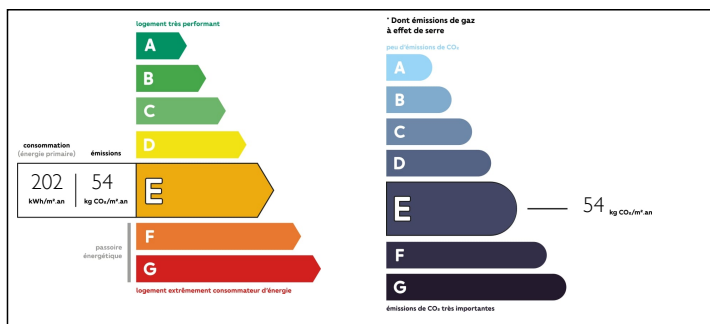
Town:	Fabrezan
Department:	Aude
Bed:	3
Bath:	3
Floor:	400 m2
Plot Size:	282 m2

IN BRIEF

This property presents an exciting opportunity for those looking for a large and versatile living space. With almost 400m² of living space and an additional 150m² available for conversion, there is plenty of room for creativity and customisation. The current owner has already completed significant renovations but due to health reasons was unable to finish the project. The main living areas are close to completion, leaving the upper floors open for further potential and expansion. Offers invited!



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.



NOTES

DESCRIPTION

Featuring a large living room, two fitted kitchens, an office, two bedrooms and two bathrooms all already substantially renovated, this property is ready to move in while continuing further renovation works on the upper floors.

Ground Floor

- 60 sqm living room with WC, office and kitchen all fully renovated.
- 36 sqm garage, 26 sqm rear kitchen.
- Equipment room and storage cellar.
- Outdoor patio.

First Floor

- Hallway with veranda, kitchen, bathroom, WC, dining room
- 32 sqm double guestroom, 40 sqm master bedroom with 10sqm en-suite bathroom, all substantially renovated.
- 26 sqm terrace directly off the kitchen
- Separate laundry room and storage, still to be renovated.

Second Floor

- Two bedrooms, still to be renovated.
- Access to three very large attic spaces (approx. 40 sqm each) still to be converted.
- Separate attic space over the laundry room.

Third Floor

- Attic space 35sqm.

Fabrezan is an active character village with several bars and restaurants, supermarket, school, doctor, dentist and pharmacy, art gallery, sports facilities and weekly market. Only 10 minutes from the motorway (A61) and 15 minutes from Lezignan with a large commercial centre and railway station. Multiple airports with an easy drive distance.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>