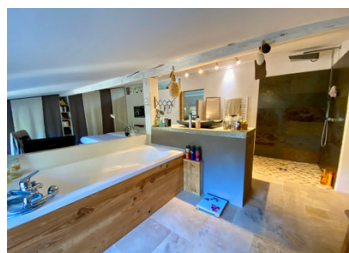


Stunning converted wine cave, 1 bedroom/bathroom, open-plan living area, 2 courtyards, separate apartment



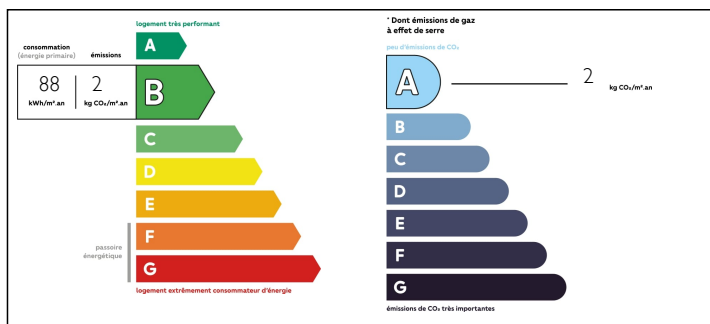
## INFORMATION

Town:	Fabrezan
Department:	Aude
Bed:	2
Bath:	2
Floor:	170.18 m2
Plot Size:	70 m2

## IN BRIEF

Unusual conversion of an old wine cave. On the ground floor, the 5 old wine vats have been converted into storage rooms and there is a guest studio apartment with kitchenette, sleeping/lounge area and shower room with toilet and basin. An open-fronted elevator takes you to the first floor. A great use of space, with open plan dining/sitting room/living area and fitted kitchen. This leads to an open plan bedroom/bathroom/office area with large fitted cupboards along one wall. On each side of the house are 2 walled garden spaces of 35m2 each, laid to attractive white gravel and hardy Mediterranean plants.

## 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: 1450 EUR**

## NOTES

## DESCRIPTION

The property is securely closed in by stone walls and a large automatic metal gate. Once inside the property, the busy outside world is left behind and you feel a sense of calm and privacy. The front courtyard has enough space for parking of one vehicle. It also has a tool/garden shed and a tap for watering the plants from the storage water collector, that is under the house.

Large iron-framed windows and door, fitted with unbreakable, laminated glass, make a stunning and very secure entrance to the house.

The ground floor has a large entrance hall and sitting area. Off the passage, are 5 converted wine vats, that are now storage rooms, fitted with shelving.

There is also a self-contained studio apartment which provides privacy for your visiting guests. The passage leads through to the other walled courtyard, laid to gravel and plants, with a tap for watering.

On the first floor, the loft-style living area is accessed by an elevator ( and a hidden staircase). A haven all to yourself with beautiful solid beech wood floors. This first floor has one bedroom with large fitted wardrobes /office/full bathroom with Italian shower, bath, basin and toilet and the wonderful, open-plan living area with wood burner and fitted kitchen, is perfect for entertaining and relaxing.

The house is heated with reversible air conditioners, electric radiators and wood burner. The energy efficiency of this home is astounding!

There are two hot...