



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 235,000€ (incl. agency fees payable by vendor)

Superb village house with courtyard and terraces in village between Beziers and Narbonne



Beautifully finished village house offering almost 180m² of habitable space comprising 4 bedrooms and 2 bathrooms, with a sunny and private courtyard garden and two terraces, located in a touristic village close to Capestang and the Canal du Midi.

This three-storey house has been completely renovated to a high standard, with a new roof, façade, new electrics and double glazing throughout, yet retaining the charm and layout of the original building.

On the ground floor, the entrance hall opens onto a light and airy salon with a number of windows of both side of the room, as well as a glazed door onto the courtyard, thereby bringing in plenty of light. There is a feature fireplace, with heat distribution pipes to the upper levels. The salon leads to the fully fitted kitchen with glazed double doors opening onto the courtyard and a pantry. There is also a guest toilet at this level.

An open staircase from the salon leads to a small hallway at first floor level which gives onto a bedroom with balcony, a second bedroom and a family bathroom with large bath. Also on this floor is the master suite comprising a bedroom with two set of glazed double doors opening onto a private terrace overlooking the courtyard, an en-suite shower room and a dressing room. One set of the double doors leads to a private staircase that goes down to a small square behind the house, allowing this room to be converted into a studio apartment with private access, if desired. There is a small enclosed space at the bottom of the staircase, large enough for storage of a motorbike/bicycles.

On the top floor, there is an open plan loft space (or 4th bedroom) with original floor tiles. This space is fully insulated and could be converted into 2 further bedrooms or a bedroom plus office, as desired.

Outside, the attractive courtyard is very intimate and private, with decked flooring and a door opening onto the small square. In addition, there is covered space that is used for storage at the moment that would be ideal for a summer kitchen.

This delightful home has been loving restored and well maintained, ready to move into immediately. It would function equally well as a cosy family home or as a 'lock up and go' holiday home.

Ground Floor:

Entrance hall – 7.2m²

Living room – 33m²

Kitchen – 22m²

Pantry – 2m²

****non contractual information****

PulLEN Real Estate, L'Écurie, 6 Rue d'Alsace, 11120 St. Marcel sur Aude • info@pullenfrance.com • +33 (0)4 68 48 84 03

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WC – 3m²

1st Floor:

Landing – 5m²

Bedroom 1 – 16m²; terrace - 8m²

Bedroom 2 – 15m²

Family Bathroom – 7m²

Master Bedroom – 22m²; en-suite shower room – 3m²; dressing room – 7m²; terrace - 7m²

2nd Floor:

Attic room – 35m² (30m² head height)

Exterior:

Courtyard – 40m²

Covered space – 8m²

Small courtyard – 10m²

General:

Heating by electric radiators and fireplace in living room

Insulation to high standards

Double glazing throughout

Mains drainage

Smoke alarm

Tax Foncière approx. 800€p.a

Location:

Creissan – Winemaking village and popular tourist destination, with medieval chateau and 12th century church, public swimming pool, and some local amenities (but only 2 minutes from larger village of Capestang with supermarkets, cafés and restaurants), 20 minutes from Beziers and Narbonne, 35 minutes to Mediterranean coasts and within 40 minutes of airport at Beziers, under an hour from airports at Montpellier and Carcassonne.

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