FOR SALE / LÉZIGNAN CORBIÈRES

Ref. 01-4588

Townhouse in Lézignan Corbières

131 m² | 4 rooms | 2 bedrooms

159 500 €









LET'S TALK

Your Bellissimmo team

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1 rue Francis Marcero · 11100 Narbonne

Risk information: www.georisques.gouv.fr

Full details and photo gallery online →

For information only. Please confirm availability and details with the agency.

Overview

Sale agreement in progress Agence Bellissimmo Narbonne presents: LÉZIGNAN-CORBIÈRES: Stone house with garden and original stamp, quiet and close to amenities This charming townhouse, nestled in a quiet dead end, a few minutes walk from the city center and all amenities. On the ground floor, you will enjoy a friendly stay equipped with a pellet stove, an independent kitchen, a practical cellar and a first bathroom with toilet. Upstairs, a landing serves two bright rooms, an office, a dressing area and a large second bathroom with toilet. The house, partially renovated and equipped with double glazing carpentry, opens onto an intimate garden of about 80 m², fully fenced, without vis-à-vis, embellished with a shed and a wooden swimming pool semi-entered to restore. The location combines the quiet of a discreet area and the immediate proximity of schools, shops and services. A rare opportunity for those looking for a peaceful living environment with outside in the heart of Lézignan-Corbières. Do not hesitate to contact me to arrange a visit.

Floor areas & rooms

Type of property	Townhouse
Living area	131 m²
Land	80 m²
Rooms	4
Bedrooms	2
Bathrooms	1
Surface of the living room	37.8 m²
WC	2
Flooring of the property	1
Number of floors in the building	2

Comfort & features

Elevator	No
Centralised aspiration	No
Home automation	No
Year built	1949
Kitchen	Separated
Type of heating	Individual
Heating system	Stove
Heating energy	Granules / Pellets of wood
Disabled accommodation	No

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Price & terms

159 500 €

The agency fees will be paid in full by the seller.

Property tax	1530 €

Energy & assessments

Energy consumption (DPE)



Class C 141 kWh/m²/year

Greenhouse gas emissions (GES)



Class C 24 kg CO2/m²/year

Estimated annual energy expenditure for standard use: between 1 130 € and 1 580 € per year. Diagnostic carried out after 1 July 2021

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