

642 000 €

Buying maison de maître

Surface : 257 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 1956 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

Inner condition : Rénové

External condition : good

Features :

Bedroom on ground floor, double glazing,

Laundry room

6 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

6 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

08/09/2024 - Prix T.T.C



### Maison de maître 11229 Névia

Village near Narbonne, beautiful winegrower's house, completely renovated, of 275 m<sup>2</sup> plus 150 m<sup>2</sup> of convertible attic space. On the ground floor, a beautiful modern kitchen and dining room of 41 m<sup>2</sup>, utility room. Large RV living room. Room. From the large hall, access the 1st floor where there are 5 bedrooms including a master suite and an independent bathroom. A beautiful south-facing terrace overlooks the garden. On the 2nd, 150 m<sup>2</sup> of space to create as you wish an independent apartment, bedrooms... a stone outbuilding of 140 m<sup>2</sup> on the ground on 2 levels offers the possibility of parking your vehicles, setting up a loft, creating bedrooms guest house... the 1950 m<sup>2</sup> plot of land with trees on the house side, its beautiful stone terrace for your summer meals, possibility of setting up a pool house area with a beautiful swimming pool. You want to build a new villa to accommodate your parents, family, guests, part of the land is buildable. Well. Double glazing. Electric roller shutters. Reversible climate control. Ideal for large families, tourist projects.... to visit, contact Guyline Bertrand 06.03.11.71.94

Fees and charges :

642 000 € fees included

