



Village house

LA REDORTE (11)

105 000 €*

* Agency fees to be paid by the seller



82 m²



3 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

*** Video available on my website "Violaine Engels CapiFrance" *** ?
 Opportunity to be seized! Charming village house with exterior Welcome to this charming house ideally located close to shops and schools, in a quiet and quiet street, offering sought-after tranquility. Just 17 km from Lézignan-Corbières, 30 km from Narbonne and 30 km from Carcassonne, this property benefits from an appreciable central location. Just 7 km away, the peaceful Lake Jouarrès invites you to relax and enjoy outdoor activities! - Main characteristics: Village house of 80m2 with a pleasant outdoor space. - Interior: - Ground floor: - Bright living room of approximately 14m2 opening onto the fitted kitchen - Separate toilets - Technical room housing the 100 liter hot water tank - Shower room of 2.90 m2 - Storage cupboard practical of 1.5m2 - On the 1st floor: - Spacious living room of 22 m2, bathed in light and opening onto a terrace of approximately 13m2 not overlooked, facing East and sheltered from the wind. - On the 2nd floor: - Master suite of 24m2 with bedroom, bathroom and toilet, benefiting from east/west crossing light and a cathedral ceiling with 2 slopes of 3.79m at the highest. - Outdoor facilities: - Barbecue for convivial moments with family or friends - Water collector for ecological use of resources. - Technical aspect: - Recent double-glazed PVC windows (2022) - Various floor coverings: wooden floors, tiles, floating floors - Recent electric radiators (2023) - Reversible air conditioning installed on the 1st floor for optimal comfort all year round - Balloon hot water tank of 100 liters recent (2023) - Roof in good condition and insulated To discover quickly! This house offers a pleasant living environment and quality services. Don't miss this opportunity and contact us now for a visit! To watch the video, call me on 06 20 04 27 06 or by email: violaine.engels@capifrance.fr

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Violaine ENGELS

PEPIEUX (11700)

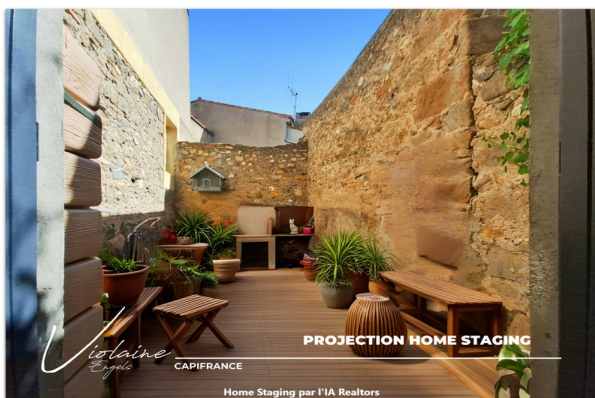
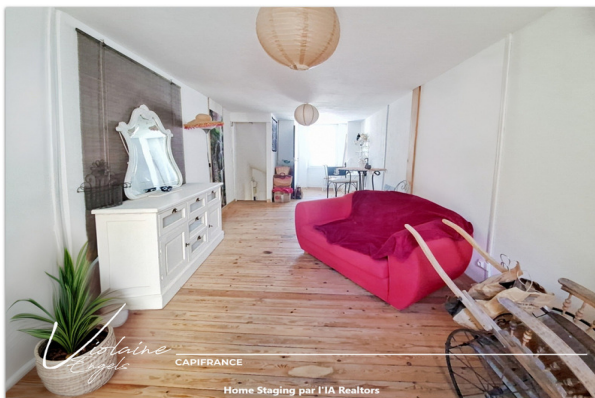
Agent

RSAC : 910 882 687 00015

Courts service city :
CARCASSONNE

(+33)6 20 04 27 06

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848911

Property type Village house

Year of construction 1948

Exposure TRAVERSANT E-W

SURFACES

Living space 82 m²

Living room surface 14 m²

COMPOSITION

Number of rooms 3

Number of bedrooms 1

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 158

GES 5

APPENDIX

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle