



Village house

LAROQUE DE FA (11)

327 000 €*

* Agency fees to be paid by the seller



260 m²



8 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

****Exclusively**** Large charming village house, dating from 1842, composed of multiple terraces with its adjoining courtyard of 195M2 + outbuildings and workshops. Renovated in the 1980s, it has a beautiful view of the rocky mountain. Ideal for staying with family, entertaining friends or developing a professional project. Facing South East It consists of: On the ground floor a beautiful kitchen of 26m2 with fireplace and a large dining room of 32m2 with a cellar of 6m2. On the first floor there are three bedrooms of 10 and 12m2 with separate shower room and toilet. On the second floor a 21M2 master bedroom with separate shower room and toilet. On the third floor is the laundry room where the heat pump, from the brand (Duval), is installed. The fourth and last floor serves a large 49M2 living room with reversible air conditioning and fireplace with insert as well as another attic master bedroom with separate shower room and toilet. Through the living room, we have access to a 24M2 terrace as well as two workshops, a 29m2 workshop and another of 23M2 with another covered terrace of 24M2. These two workshops also have independent access from the street side. Both are connected to water and electricity. Above the workshop is a passageway giving access to another bedroom. This room can be independent via its entrance on the street side. On the side of the 195m2 stone courtyard which is accessible by car via the bridge (private) is another bedroom (last photo) Type of heating: Heat pump, electric reversible air conditioning, fireplace with insert. Overglazing Induction hob in the kitchen Roof in perfect condition. Located in the charming village of Laroque de Fa, with its delicatessen. 50km from Narbonne, 50km from Carcassonne and 20km from Lagrasse (one of the most beautiful villages in France). This large stone house with its exposed beams offers enormous development potential. To visit without delay!

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://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!



Léa AZAÏS

ALBIERES (11330)

Agent

RSAC : 888 616 919 00013

Courts service city :
CARCASSONNE

(+33)6 60 28 62 18

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 852122
Property type Village house
Year of construction 1842
View Vue dégagée, sur Montagne
Furnished Yes

SURFACES

Living space 260 m²
Living room surface 49 m²
Land surface 195 m²

COMPOSITION

Number of rooms 8
Number of bedrooms 6
Number of bathrooms 1
Toilets count 4
Washrooms 2
Balcony 1
Terrace 1

DPE/GES

DPE 233
GES 7

APPENDIX

Parking extérieur
Parking space 2
Garage 1
Cellar 1
Videophone Non

SERVICES

Air conditioning Yes
Heater électricité
Heater climatisation réversible
Heater pompe à chaleur
Kitchen équipée



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
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