

**340 000 €**

**Contact agency**

**Caroline Bleuze Immobilier**

11 Cours de la république

11200 Lézignan Corbières

04 68 27 03 03 / [contact@cbleuze-immobilier.com](mailto:contact@cbleuze-immobilier.com)

**For sale stone house**

**7 rooms**

**Surface : 487 m²**

**Surface of the living : 35 m²**

**Surface of the land : 1405 m²**

**Year of construction : avant 1949**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Absolute calm, fireplace, Bedroom on ground floor, double glazing, Laundry room

4 bedroom

2 showers

2 WC

3 garage

10 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel



### Stone house 1345 Lézignan-Corbières

Caroline Bleuze Immobilier presents this magnificent, charming stone building in the heart of the Corbières region, offering over 487 m² of covered space. Located on a peaceful estate just a five-minute drive from all amenities, this authentic property offers spacious living spaces with two welcoming living rooms, four bedrooms, and numerous outbuildings, including a wine cellar, a 96 m² shed, two garages, and a separate apartment to renovate. It currently features oil-fired heating, awaiting modernization with the installation of a heat pump. The property also boasts an impressive well on a 1,405 m² plot, with a functional septic tank. A rare property in a privileged setting, ideal for a primary residence, a wine-growing business, or a country living project. Diagnostics are currently underway. For more information, please contact 0611561384 or email [contact@cbleuze-immobilier.com](mailto:contact@cbleuze-immobilier.com).

**Fees and charges :**

340 000 € fees included

