

252 000 €

**Contact agency**

**Caroline Bleuze Immobilier**

11 Cours de la république

11200 Lezignan Corbieres

04 68 27 03 03 / contact@cbleuze-immobilier.com

**For sale house**

**4 rooms**

**Surface : 87 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Surface of the land : 603 m<sup>2</sup>**

**Year of construction : 2012**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : very good**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, double glazing,  
Automatic gate, CALM

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel



### House 1333 Roubia

258000€– SINGLE-STORY HOUSE WITH 3 BEDROOMS AND GARDEN WITH POOL – PARAZA Caroline Bleuze Immobilier offers you this charming single-storey house of approximately 87 m<sup>2</sup>, nestled in a peaceful setting in Paraza, a picturesque village in Minervois, just 20 minutes from Narbonne and 10 minutes from Lézignan-Corbrières. A functional and bright interior with a spacious living room of 32.61 m<sup>2</sup> bathed in natural light, an open kitchen of 8.57 m<sup>2</sup> ideal for sharing friendly moments, three bedrooms (13.54 m<sup>2</sup> – 10.57 m<sup>2</sup> – 10.53 m<sup>2</sup>) including one with a large closet, a shower room with window and a separate toilet with window. A pleasant and well-appointed exterior with an enclosed and wooded plot of 603 m<sup>2</sup>, suitable for a swimming pool, as well as a tiled and insulated garage of 15 m<sup>2</sup> with electric sectional door. An authentic living environment with a grocery store, a small restaurant, a bread depot and a friendly market on Friday evenings. You can also enjoy various cultural and sports associations (art, gymnastics, hunting, festival committee, etc.). A rare property in the area! Contact Caroline Bleuze Immobilier now on 06 11 56 13 84 for more information or to arrange a visit.

Fees and charges :

252 000 € fees included

