



## An Impressive 18th-Century Mansion With 8 Bedrooms, 6 Bathrooms, 6 Kitchens, Patio And Courtyard, In The Heart Of The Village



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingtalan:	Eladó
Ár:	EUR 658,800

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Poilhes
Irányítószám:	34310
Feladta:	2025. 11. 28.
Leírás:	

A charming village with all amenities, located just 5 minutes from Colombiers, 25 minutes from Narbonne and only 20 minutes from the Mediterranean beaches.

An impressive 18th-century mansion, remarkable for its generous proportions and magnificent period features. Offering more than 400m<sup>2</sup> of living space, this property comprises several reception rooms, dining areas, 6 kitchens, 8 bedrooms, 6 bathrooms, dressing rooms and a splendid loft with beautiful ceiling height, providing multiple layout possibilities. A veranda/patio and a courtyard of approximately 80m<sup>2</sup> (with the possibility to park a vehicle) complete this exceptional home. Ideal for a bed and breakfast or conversion into separate apartments. A rare find, full of character and offering immense potential, located right in the heart of the village !

Ground = Large entrance hall of 11.28 m<sup>2</sup> featuring a magnificent original stone staircase + corridor of 7 m<sup>2</sup> + bathroom of 7.17 m<sup>2</sup> (double vanity unit, bathtub) + WC of 1.91m<sup>2</sup> with hand basin + bedroom of 16.68 m<sup>2</sup> (period marble fireplace) + living room of 26.58 m<sup>2</sup> (French doors opening onto patio) +



office area of 11 m<sup>2</sup> + lounge of 33.71 m<sup>2</sup> (marble fireplaces) + kitchen of 17.24 m<sup>2</sup> (worktop, electric oven, hob, extractor fan, dishwasher, sink) with French doors leading to the exterior + utility room of 20 m<sup>2</sup> + hallway of 6.46 m<sup>2</sup> with independent access + WC/hand basin of 5 m<sup>2</sup> + patio of 20.49 m<sup>2</sup> with French doors opening onto the outside + courtyard of approximately 80 m<sup>2</sup> (former pool located beneath the terrace, which could be reinstated if desired).

1st = Hall of 4.18 m<sup>2</sup> + bedroom of 17.84 m<sup>2</sup> + kitchenette of 4 m<sup>2</sup> (sink, electric hob) + shower room of 5 m<sup>2</sup> (washbasin unit, WC, shower) + large landing of 15 m<sup>2</sup> + bedroom of 14.61 m<sup>2</sup> with balcony + dressing room of 8 m<sup>2</sup> + bathroom of 11 m<sup>2</sup> (WC, washbasin unit, bathtub) + spacious corridor of 6.10 m<sup>2</sup> + bedroom of 12.88 m<sup>2</sup> + loft area of 40 m<sup>2</sup> with superb ceiling height and open-plan kitchen (large bar/central island with sink and cupboards) + bedroom of 21.80 m<sup>2</sup> with en-suite shower room (shower, WC, washbasin) and a kitchenette (sink, electric hob) + additional bedroom or dressing room of 10 m<sup>2</sup>.

2nd = Hall of 4.41 m<sup>2</sup> + lounge of 17.59 m<sup>2</sup> (balcony and fireplace) + bedroom of 7.47 m<sup>2</sup> + kitchenette of 4m<sup>2</sup> (sink, electric hob) + shower room of 5.65 m<sup>2</sup> (shower, vanity unit, WC) + living room with open-plan kitchen of 16 m<sup>2</sup> (sink, electric hob, balcony) + WC of 1 m<sup>2</sup> + bedroom of 8 m<sup>2</sup> + shower room of 4.50 m<sup>2</sup> (vanity unit, shower).

Exterior = An 80m<sup>2</sup> courtyard with former swimming pool beneath the terrace, which could be restored if desired, as well as a private parking space.

Additional = Original architectural elements (marble fireplaces, stone staircase, cement tiles, terracotta floor tiles) + electric heating + reversible air conditioning + PVC double glazing + wooden shutters + ceiling height over 3 metres + roof in good condition + some finishing touches needed in the loft + estimated amount of annual energy consumption for standard use: between 6328 Euros and 8562 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2200 Euros + excellent rental potential (guest rooms/apartment conversion).

Price = 658.800 Euros (Truly unique !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 77836  
Property Size: 400 m<sup>2</sup>  
Bedrooms: 8  
Bathrooms: 6  
Reference: NPO658800E

## **Other Features**

Courtyard  
Immediately Habitable



Outside space  
Prestige  
Private parking/Garage  
Rental Potential

Állapot: Good

### Gyakori

Hálósobák: 8  
Fürdőszobák: 6  
Kész négyzetméter: 400 nm

### Utility details

Heating: Yes

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.984.480

