



Beautiful 4 Bedroom Stone Townhouse For Sale in Douzens Aude France With Stunning Views Of the Alaric And Black Mountains



Agent Info

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Listing details

Property for: Sale
Price: USD 266,896.43

Location

Country: France
Address: Avenue Des Corberries
ZIP code: 11700
Posted: Nov 25, 2024

Description:

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Esales Property ID: es5553554

230,000€ NEW SALE OFFER 230,000€

Genuine offers of 230,000€ + will include the below.

Due to recent overseas family tragedy this has enabled us to include 70% of house furnishings valued at up to 10,000€

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Avenue Des Corberries.
Douzens



Aude

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Well renovated, stylish and spacious village house in fantastic condition, Over 300m² offering 200m² of habitable space with 4/5 bedrooms and 3 bathrooms. The village has a bar/restaurant, convenience store, post office, doctors and numerous wine sellers. These are all within a short walking distance.

There is a new Super Marche supermarket at three minutes drive and all major shops within easy reach. Douzens is a unique village on the edge of the arresting Corbières hills with against the back drop of the Pyrenees. To the north the hills and famous Black mountains rise to meet the densely wooded Parc National Haut Languedoc. Douzens is lovely for motor cycling, cycling, walking and driving to the top of a valley that gives panoramic views over the Minervois, Corbières and the Pyrenees beyond. Skiing slopes only an hour away.

Ground floor: main entrance and access to the garage/workshop and cellar. Separate room that could be fitted out as a bedroom, office, gym, etc. A winding stone staircase leads to all floors.

On the first floor, the entrance door opens onto a bright and spacious 90m². This comprises an open plan living, with 4.5m / 15ft high ceilings, and a kitchen/dining/lounge area/sitting room. The kitchen is fully fitted, with a built-in breakfast bar. In addition to new electric radiators there is a new Invicta wood burning glass fronted fire place (heats the first and second floor with ease). Off this room is the balcony (to the South) and terrace (North)

The home has a balcony to the South, and a fabulous terrace facing North (afternoon and evening sun) with lovely views over the village and surrounding mountains, castle and town hall. Sun all day!

On the top floor there are four double bedrooms including a master bedroom with en-suite. additional bathroom with bath, bidet, sink and toilet. Bedrooms 3 and 4 have amazing views over the Alaric Mountain ranges.

The fit out

All new double-glazed purpose-built windows, Full electrical upgrade including plumbing, heating and water system, New structural beams and new wall and ceiling insulation throughout the property, all was completed end on 2022. Selected roof tiles also replaced in 2020.

Thinking into the future the electrical and plumbing has been purposely situated and built to the garage/workshop to enable creation of additional gîte or apartment for this reason. The property is currently in final stages of finishing a new Terrace. TBC

Also on the 1st floor is a room currently being renovated and intended to become a Saint-Tropez terrace (approximately 16 m² – work permit obtained).

SERVICES:

– Double glazing



- Mains drainage
- numerous works carried out in 2021-2022 (carpentry, electricity, plumbing, insulation...)
- roof revised in 2020

ACCESS:

Douzens is located between Narbonne and Carcassonne, close to 5 airports (Carcassonne, Beziers, Montpellier, Toulouse and Perpignan) less than an hour's drive from Spain and a TGV station in Narbonne

Dimensions M2

Living room 85
Master Bedroom 8.67 + 5 Bathroom
Bedroom 2 8.57
Bedroom 3 12.75
Bedroom 4 12.45
Dressing room 14
Cellar 5.42
Bathroom 9.71
Wc 1.24
Terrace 17
Balcony 8
Cellar 20
Spare room 13.47

Douzens Village and Surrounding Area.

The village has shops: bar/restaurant, convenience store, post office, doctors and numerous wine caves. These are all within a short walking distance. With a new Super Marche supermarket 3 mins drive and also major shops all within an easy reach.

Douzens is a unique village in the Aude department of the Languedoc, lies on the edge of the arresting Corbieres hills with a back drop of the Pyrenees behind. To the north the hills and famous Black mountains rise to meet the densely wooded Parc National Haut Languedoc;

The village itself is surrounded by beautiful landscape. Douzens is lovely for cycling, walking and driving to the top of a valley that gives panoramic views over the Minervois, Corbieres to the Pyrenees beyond.

Local Activities

- Cycling, Golf, Gourmet dining, Hiking, Mountain biking, Skydiving, Rock climbing, Sightseeing, Swimming, Walking, Wine and Olive tasting.
- Minerve and Lagrasse – a few miles away and a major tourist attraction with its history of the burning of the Cathars and the siege by Simon de Montforte.
- Beaches – 10 minutes from Narbonne is Gruissan, with three beaches and the scene of the film 'Betty Blue'.



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- Etangs – along the coast there are lakes that are a sanctuary for birds and boating enthusiasts. Look for the pink flamingoes.
 - Restaurants – Douzens of fantastic cultural in the surrounding areas.
 - Walkers/Hikers – stunning views of the hills as well as the Pyrenees from the top of the hills. .
 - Shopping – Carcassonne, Narbonne, Toulouse, Montpellier, Perpignan are all within easy reach.
 - Canal du Midi – Paul Riquet's wonderful construction running from the Mediterranean to the Atlantic.
 - Le Somail – here you can hire boats, cycle or walk the tree-lined Canal.

Travel

Douzens is ideally situated near 5 French airports: Carcassonne, Montpellier, Toulouse, and Perpignan. Less than an hours drive to the Spanish Boarder
Motorway all the way from Channel ports.
Tgv Fast Train available at Narbonne to literally anywhere in France and Spain.

ABOUT THE AREA

There is an abundance of things to see and do in this beautiful unspoilt region including leisure lakes, a golf course, historic and picturesque villages and plenty of local produce markets.

Situated in the heart of the wine region, we are perfectly placed to explore this unspoilt area. Only 35 miles from the Mediterranean coastline where you can relax on miles of quiet sandy beaches, visit traditional fishing villages, have lunch in a lively marina or wander around the old Roman town of Narbonne where the Canal du Robine runs through the centre.

The area is famous for the Cathar castles and the spectacular mediaeval Cité of Carcassonne which is only a 15 minute drive away, steeped in history and offering a complete enclosed city of shops, restaurants, original buildings, cobbled streets and double wall of ramparts to explore.

The Canal du Midi – the famous French heritage canal dating back to the 17th century, which connects the Atlantic Ocean with the Mediterranean, runs nearby where you can walk or hire bikes and cycle along it's picturesque banks, take a boat out or just sit at one of the restaurants and enjoy a cool drink or taste one of the speciality regional 'plat du jour' (meal of the day).

You can also indulge in the regions main attraction – the wines! There are many 'wine caves' locally offering you the chance to educate your palate on the various exceptional Reds, Whites and Roses by having a wine tasting and buying bottles (or barrels!) at very reasonable prices.

Alternatively, if you fancy a day around Domaine de Barthe to just 'chill out', there are sunbeds to relax on, around our new 14m x 6m in ground swimming pool, games room, petanque court and barbecues. You can take a stroll amongst the vines to watch the sunset or walk down the 'Plane tree' avenue to the river Aude (approx. 200 metres away) where you can do a spot of fishing, cool off or just listen to the chorus of bird song in this otherwise peaceful location.

Swimming, water sports, tree top adventure course and picnic areas at 'Lac Cavayere'. Cycling along the



Canal du Midi. Canoeing on the River Aude. Walking, golf, fishing, wine tasting, restaurants and local markets. Mediaeval Cité.

Aude is a department in Southern France, located in the Occitanie region and named after the river Aude. The departmental council also calls it 'Cathar Country' after a group of religious dissidents active in the 12th to 14th centuries. Its prefecture is Carcassonne and its subprefectures are Limoux and Narbonne.

MAIN FEATURES:

- 300m² of living space
- 30m² Combined outdoor space
- 4 Bedrooms
- 3 Bathrooms
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, walking and cycling areas nearby
- 200 m² of habitable surface area (2153 sqFt)
- Good structural condition
- Terrace
- 1 parking space (in garage)
- Wood Oak floorings and Beams
- Open plan fully equipped kitchen
- DPEN/C
- Balcony
- Cellar
- lots of storage areas
- 9 rooms
- Electric heating
- GESN/C
- 2 parking spaces
- Fireplace
- Facing South

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Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	300 sq m
Lot Size:	30 sq m



Utility details

Heating: Yes

Building details

Number of Garages: 1

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.414.146

