

Peace and quiet, stunning views, light and space, clean air and plenty of water all in the Montagne Noire



INFORMATION

Town:	Roquefère
Department:	Aude
Bed:	6
Bath:	3
Floor:	330 m2
Plot Size:	6600 m2



IN BRIEF

In a magnificent and dramatic position overlooking a valley, 25 km from Carcassonne, South of France. Ready for you to move in.

Beautifully proportioned with light and airy rooms, it has an impressive energy rating for a house of this type.

Enjoy breakfast on the broad stone terrace as you admire the view. Take a dip in the pool with spa and counter-current features as well as those great views.

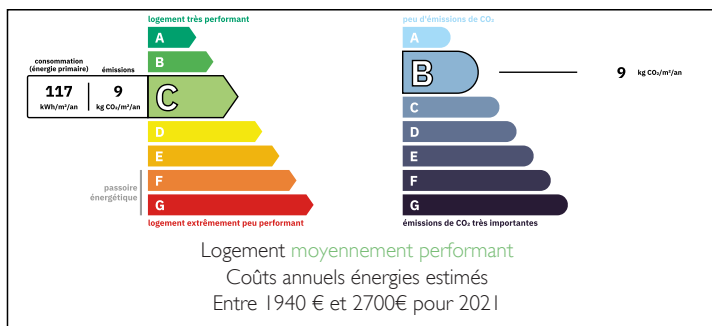
The kitchen and bathrooms are a joy. The woodland garden has been lovingly restored and tended to produce a magical place for strolling, sitting, playing hide-and-seek...

Self-sufficient in firewood and irrigation water.

Nearby villages offer a small school, restaurants and a superb little village grocer's shop/épicerie selling everything fresh foods and store-cupboard items to picture postcards.

This property is in tip-top condition, no work

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Handsome, solid stone-built house dating from the 1850s and cleverly constructed in the perfect spot to make best use of the spring water and microclimate. The views over the mountains and down the valley to the south are really breathtaking.

Ground floor: enter the spacious hallway for access to the living room and office with shower room on the right, and cosy dining room with high quality Clearview wood-burning stove, and premium Schmidt kitchen on the left. The kitchen includes a brick-built pizza oven and offers access to a small side terrace. Tiled floors throughout.

Curving staircase leads up to the first floor where the light-filled and airy hall opens to two large double bedrooms, a vestibule leading to one smaller double and storage/dressing room. From the hall also to an enormous bathroom with genuine Jacuzzi tub and generously-sized shower. Perfect for luxuriating in the welcoming ambiance. From the stair landing, a solid wooden door leads through to the long, tiled garage with room for two cars, also housing the modern gas boiler and a handy sink. Access through to garden.

The stairs continue up to the second floor where the airy hall with solid wood floorboards leads to three large double bedrooms, two of which with wash basin. The third is currently arranged as a spacious office with wood-burning stove and slim spiral staircase to a loft room. The fourth door from the hall takes us to a vestibule leading to a store room and generous...

LOCAL TAXES

Taxe foncière: 3384 EUR

Taxe habitation: EUR

NOTES