

Charming Renovated Stone House with Patio and a Private Solarium, 10 Minutes from the Beach



INFORMATION

Town:	Fleury
Department:	Aude
Bed:	4
Bath:	2
Floor:	272 m2
Plot Size:	63 m2



IN BRIEF

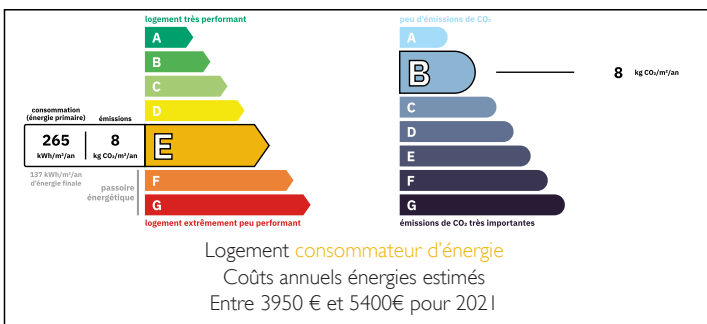
Beautifully renovated 272m² stone house in Fleury d'Aude, just 10 minutes from the beach and 25 minutes from Narbonne and Béziers.

Combining modern comfort with authentic charm, the home features exposed stone walls, original tiles, and wooden beams.

The ground floor includes a spacious entrance hall, workshop, game room, laundry room, and a stunning open-plan living area with a wood burner and fully equipped kitchen opening onto a 45m² patio. The first floor offers a master suite with a private solarium, two additional bedrooms, and a shower room. The second floor has a charming bedroom with built-in storage.

The home is double-glazed, with a renovated facade, and maintained roofs. Located in a lively village with all amenities, it's perfect for year-round living or a holiday retreat. Just 1.5 hours from Spain, this

ENERGY - DPE



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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

Charming Renovated Stone House in Fleury d'Aude - 272m²

Discover this beautifully renovated 272m² stone house in the lively village of Fleury d'Aude, just 10 minutes from the beach and 25 minutes from Narbonne and Béziers. This character-filled home combines modern comforts with authentic regional architecture, featuring exposed stone walls, original cement tiles, and wooden beams.

On the ground floor, a spacious entrance hall welcomes you, leading to a workshop, game room, laundry room, and a stunning open-plan living area. The living room with an Invicta wood burner and fully equipped kitchen opens directly onto an intimate 45m² patio, perfect for relaxing or entertaining. There is also a guest toilet for convenience.

The first floor offers an elegant living room with a mezzanine, a master suite complete with a dressing room, bathroom (vanity unit, bathtub, walk-in shower, toilet), and access to a private 21.82m² solarium. Two additional bedrooms and a shower room complete this level, offering plenty of space for family or guests.

On the second floor, you'll find a cozy and charming bedroom with built-in storage. The property is double-glazed, has a renovated facade, and the roofs have been well-maintained, with renovations completed in 2017 and 2019.

The village of Fleury d'Aude offers all essential amenities, including a gourmet restaurant, and is ideally located near the Clape Massif for nature lovers. With fiber optic internet and mains drainage, this home is perfect for both a holiday retreat or year-round living.

Key Features:

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES