

Immaculately presented villa with pool and large garden on the edge of the dynamic village of Belvèze-du-Razès

EXCLUSIVE



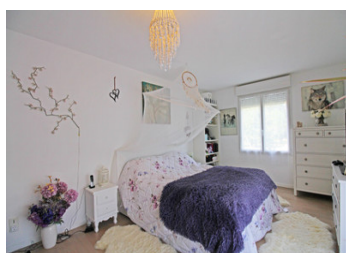
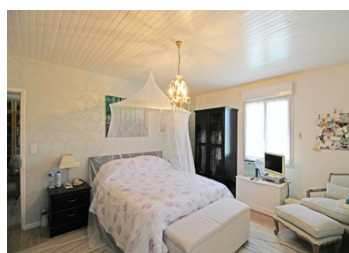
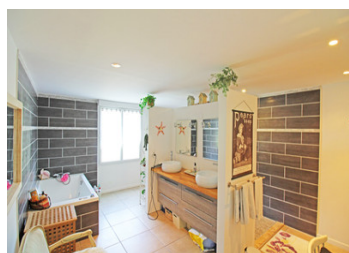
INFORMATION

Town:	Belvèze-du-Razès
Department:	Aude
Bed:	6
Bath:	3
Floor:	283 m2
Plot Size:	3764 m2

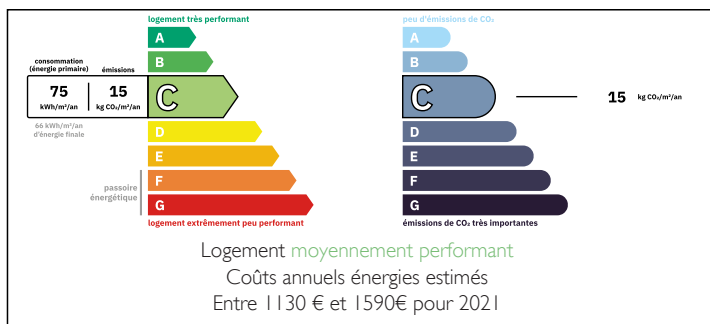
IN BRIEF

In the heart of the Razès, on the edge of the lively village of Belvèze lies this stunning property with six bedrooms, three bathrooms and an impressive double-height living area. The property was built in 2011, and the rooms have been finished to a high standard with beautifully decorated bedrooms, 2 ensembles as well as a stylish family bathroom. The highlight of the property is a generous living and dining room with an open-plan kitchen, perfect for entertaining.

A generous garden surrounds the property with views over the surrounding countryside. The garden boasts many fruit trees and abundant rose bushes carefully curated by the current owners. A charming heated pool with a wooden deck provides the perfect spot to unwind at the end of a long day or you could enjoy a glass of local wine on...



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

The property is a short walk from the centre of Belvèze-du-Razès, but enjoys views over fields and vineyards around the village. A long drive leads to the front of the house, with plenty of parking and established trees providing shade. You enter the property into the beautiful double-height, open-plan kitchen and living area. The kitchen has high quality integrated appliances and an impressive range cooker, a Lacanche Cluny 1800, dual fuel. The living area has sliding doors on two sides providing ease of access to the outside terraces, perfect for a blend of indoor and outdoor living. There is a cosy wood burner that compliments the underfloor heating that is present throughout the ground floor. Photovoltaic panels provide heating and electricity for the pool, alongside a recently installed thermodynamic water heater for the needs of the main property. From the main living room, a corridor leads to four good-sized bedrooms, all beautifully decorated, one with an ensuite and one with an outside terrace, perfect for enjoying a morning coffee on a sunny day. There is a garage which houses the oil-fired boiler as well as providing plenty of storage space.

From the living area a stylish staircase leads to a bright, light-filled library or study on the first floor. There are two further bedrooms on the first floor, one currently used as an artist's studio. The master bedroom also boasts a large en-suite and views over the pool and garden.

A generous garden surrounds...

LOCAL TAXES

Taxe foncière: 2787 EUR

Taxe habitation: EUR

NOTES