

Beautifully renovated Maison de Vigneron with gîte and pool in the pretty village of Bellegarde



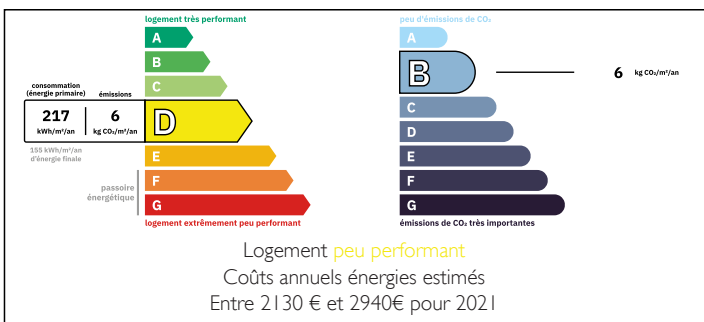
## INFORMATION

Town:	Bellegarde-du-Razès
Department:	Aude
Bed:	4
Bath:	3
Floor:	222 m2
Plot Size:	1577 m2

## IN BRIEF

This beautiful property is nestled amongst rolling countryside and vineyards in the beautiful and dynamic village of Bellegarde-du-Razès. A former vineyard owner's property, it has delightful traditional features but the comfort of a modern home. A spacious dining area with a fully equipped kitchen and a large comfortable living room provide plenty of space to relax or entertain guests. The main house has two bedrooms, an office and two bathrooms on the first and second floor. An adjoining gîte has a charming living area and a bathroom created from the old wine storage tanks on the ground floor, and a bright kitchen and dining room on the first floor with a terrace overlooking the countryside. There are two generous bedrooms and a shower room, perfect for guests or to provide rental income. Outside there is a terrace and...

## 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

This charming property is the perfect blend of character features and modern living. An enclosed garden and terrace, ideal for outside dining, lead to the front of the property into the main house. The open dining room and kitchen have been renovated to a high standard and are full of delightful features. A wood burner with a stylish tiled surround and a large kitchen island with stone work surface are the highlights of this room. The living area also has a wood-burner and plenty of space to relax or socialise with friends. The gite can be accessed from the living area but also has its own independent entrance. On the first floor there is a large main bedroom with a dressing area and en-suite bathroom. A shower room and office which could be used as a child's bedroom complete the first floor. On the second floor there is a very generous bedroom with a seating area.

The gite can be accessed from the rear of the property and has a delightful seating area on the ground floor where the former wine vats have been converted into a utility room, small cellar and a charming bathroom. On the first floor a bright and airy dining room and kitchen are perfect for rental accommodation or for when the family comes to stay. This room opens out onto a large terrace that looks out of the village over the countryside and towards the Montagne Noire. There are also...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES