

## Beautifully Renovated Village House with Terrace and Garage



## INFORMATION

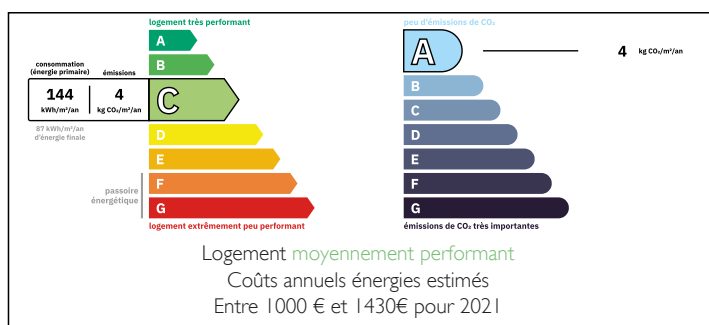
Town:	Saint-André-de-Roquelongue
Department:	Aude
Bed:	4
Bath:	2
Floor:	134 m <sup>2</sup>
Plot Size:	20 m <sup>2</sup>



## IN BRIEF

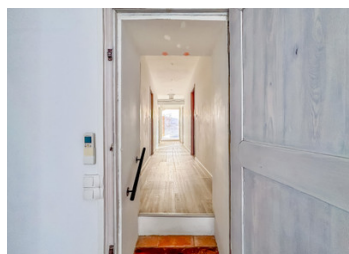
In Saint-André-de-Roquelongue, discover this charming renovated village house of 134 m<sup>2</sup> across three levels. It features 4 bedrooms, 2 bathrooms, an office, a walk-in closet, and a 63 m<sup>2</sup> garage. Its main highlight: a south-facing 20m<sup>2</sup> terrace with a summer kitchen, a private hot tub, and stunning vineyard views, perfect for relaxing moments.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Renovated Character Home with Terrace and Garage in Saint-André-de-Roquelongue  
Discover this beautiful village house of 134 m<sup>2</sup>, ideally located in Saint-André-de-Roquelongue, a charming village nestled in the heart of the Fontfroide Massif, renowned for its natural and historical heritage. Just 15 minutes from Narbonne, this property offers an exceptional living environment surrounded by vineyards and rolling hills.

With its three levels, an adjoining garage of 63 m<sup>2</sup>, and a 20 m<sup>2</sup> terrace, this house combines modern comfort with authentic charm.

A Warm and Functional Living Space  
On the ground floor:

A spacious 42 m<sup>2</sup> living area, featuring an open-plan, fully equipped kitchen and a cozy lounge with a wood-burning stove, perfect for entertaining. Reversible air conditioning ensures year-round comfort.

Direct access to a 63 m<sup>2</sup> garage, equipped with a shower room and WC, suitable for parking multiple vehicles or use as storage space.

On the 1st floor:

Four bright bedrooms, ideal for family living or hosting guests.

A dressing room providing additional storage space.

A large shower room and a separate WC.

A fully equipped summer kitchen with direct access to a 20 m<sup>2</sup> south-facing terrace.

A Terrace Designed for Your Enjoyment

The terrace is a true highlight of this property:

A private SPA for ultimate relaxation.

An outdoor shower, perfect for sunny days.

A welcoming space for outdoor dining and moments of leisure, offering an unobstructed view of the surrounding vineyards.

On the 2nd floor: