

## Restored stone farmhouse with swimming pool



## INFORMATION

|             |                            |
|-------------|----------------------------|
| Town:       | Saint-André-de-Roquelongue |
| Department: | Aude                       |
| Bed:        | 5                          |
| Bath:       | 3                          |
| Floor:      | 233 m2                     |
| Plot Size:  | 500 m2                     |

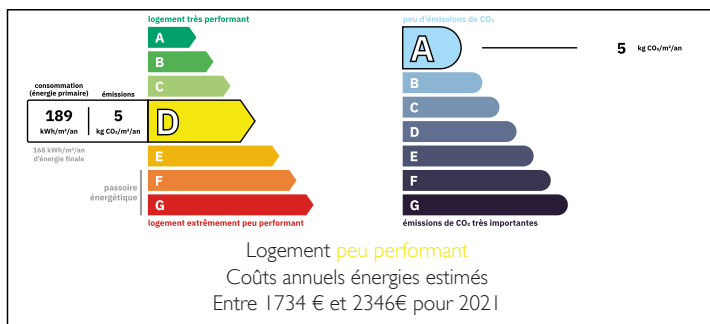
## IN BRIEF

Located in a peaceful setting in the heart of the Corbières, this 233 m<sup>2</sup> stone farmhouse, fully renovated with taste, combines authentic charm and modern comfort. Its spacious living area with exposed beams, a fireplace, and a cathedral ceiling creates a warm and inviting atmosphere. The property features three large bedrooms, a versatile mezzanine, an independent studio, and a large garage.

Outside, enjoy a 500 m<sup>2</sup> landscaped garden with a swimming pool and a panoramic terrace overlooking the rolling hills and vineyards. Sold fully furnished, it is perfect as a family residence or holiday home.

Close to Narbonne, Béziers, Carcassonne, beaches, airports, and train stations.

## 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

Stunning Renovated Stone Farmhouse with Pool and Breathtaking Views of the Corbières

Located in Saint-André-de-Roquelongue, a charming village in the Corbières known for its authenticity and peaceful setting, this beautiful 1890 stone farmhouse has been tastefully renovated, blending historic charm with modern comfort.

Offering 233 m<sup>2</sup> of living space, it is perfect as a family home or holiday home, with spacious interiors and a warm atmosphere.

### A Home with Unique Character

From the moment you step inside, you'll be captivated by the vast living space, featuring a cozy lounge with a fireplace, a welcoming dining area, and an open kitchen, all enhanced by exposed beams and a cathedral ceiling. This level also includes a bedroom and a bathroom.

### Upstairs, the home offers:

Two spacious and charming bedrooms, one with a dressing room,

A large mezzanine, ideal as an extra bedroom, playroom, or office,

A bright and spacious bathroom.

An independent studio with a private entrance completes the property, perfect for hosting family and friends in total privacy.

### A Charming Outdoor Space:

The 500 m<sup>2</sup> landscaped garden features a beautiful pool, creating a peaceful haven to enjoy the warm days in total relaxation. The terrace overlooking the vineyards and rolling hills is the perfect spot for outdoor dining and admiring the view.

A large garage provides secure parking and additional storage space.

### An Exceptional Living Environment

Nestled in the heart of the Corbières, the home