

Spacious 4/5-bed family home with large garden, pool, double garage – B&B potential near Belpesch



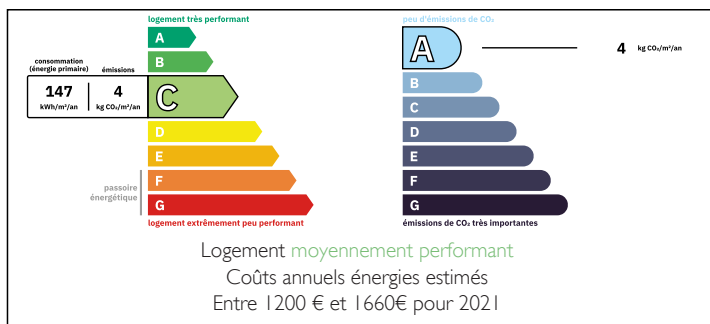
## INFORMATION

Town:	Pech-Luna
Department:	Aude
Bed:	5
Bath:	4
Floor:	180 m <sup>2</sup>
Plot Size:	3500 m <sup>2</sup>

## IN BRIEF

Nestled in the peaceful village of Pech Luna, this beautifully renovated home offers the ideal balance of comfort, charm, and versatility. Perfect for a growing family or as a low-maintenance holiday retreat, the property spans 180 m<sup>2</sup> over three floors. On the ground floor, a dining room and a large 40 m<sup>2</sup> lounge, both with wood-burners, lead to a stylish kitchen with Aga, a WC, and a bedroom with en-suite shower. Upstairs, three further bedrooms each have their own shower room and WC. The top floor boasts a generous converted attic, ideal as a guest room, games room, office, or gym. Outside, the 3,500 m<sup>2</sup> garden includes an orchard, vegetable plot, above-ground pool, and covered terrace with countryside views. A double garage, ample parking, and a workshop add to the appeal. Only 20 mins from Mirepoix and 25...

## 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.



## LOCAL TAXES

**Taxe foncière: 1308 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This spacious and beautifully renovated village property in Pech Luna offers the perfect blend of charm, comfort, and versatility. Whether you are looking for a welcoming home for a growing family, an easy-to-maintain holiday retreat, or a property with income potential such as a bed and breakfast, this house ticks all the boxes.

### Ground Floor

From the moment you step inside, you are greeted by a warm and inviting dining room complete with a wood-burning stove, ideal for cosy family meals. The adjoining lounge is a generous 40 m<sup>2</sup>, also featuring a wood-burner, making it the perfect space for relaxing or entertaining. The stylish kitchen, equipped with an Aga cooker, is both functional and full of character. This level also includes a WC and a comfortable bedroom with its own en-suite shower room—perfect for guests or single-level living.

### First Floor

Upstairs, three spacious bedrooms each benefit from their own private shower room and WC, offering comfort and privacy for family members or guests. This setup is particularly well-suited for operating as a B&B, with each guest enjoying their own facilities.

### Second Floor

The top floor is a fully converted attic space, offering endless possibilities. It could serve as a fifth bedroom, a playroom, a home office, or even a personal gym—the choice is yours.

### Outside Space

The property sits on a generous 3,500 m<sup>2</sup> plot, beautifully landscaped and designed for both relaxation and productivity. You'll find a charming orchard, a well-maintained vegetable garden, and an above-ground swimming pool for cooling off in...