

Spacious character village house with 4 bedrooms, a large terrace and garage



INFORMATION

Town:	Saint-André-de-Roquelongue
Department:	Aude
Bed:	4
Bath:	2
Floor:	227 m ²
Plot Size:	55 m ²

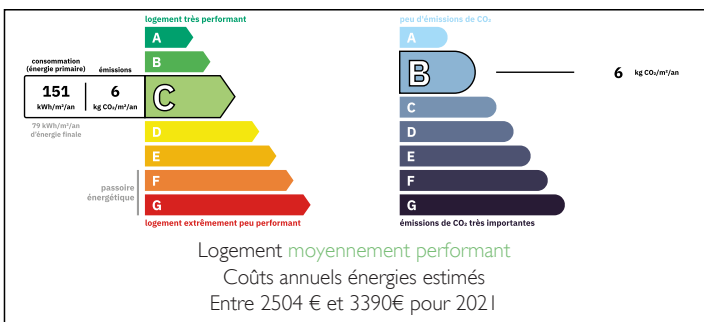
IN BRIEF

Located in the Corbières wine region, Saint-André-de-Roquelongue is an authentic and sought-after village around 20 minutes from Narbonne. Surrounded by vineyards and beautiful countryside, it offers a peaceful way of life with local shops, a lively community atmosphere and strong appeal for families and lovers of the region's food and wine culture.

This character property offers 227 m² of living space with generous volumes, a warm and welcoming living area with exposed stone walls, four flexible bedrooms and two private outdoor spaces — a courtyard ideal for relaxed outdoor dining and a 41 m² terrace that becomes a true extension of the home.

A versatile and attractive property, equally suited as a full-time residence or a beautiful holiday home in the South of France.

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

From the street, the house presents a traditional village façade, while inside it reveals generous volumes and a warm, welcoming atmosphere. From the moment you enter, the beautiful living area with exposed stone walls sets the tone — a characterful and convivial space where natural light flows easily.

The courtyard of around 15 m² extends the living room both visually and physically, creating a pleasant connection between indoor and outdoor living. This intimate space easily becomes a small outdoor room in its own right, ideal for setting a table, enjoying relaxed outdoor meals or hosting barbecues with friends.

The ground floor also includes a separate kitchen, a bedroom with a full shower room — perfect as a guest suite or home office — and direct access to the garage. Reflecting the house's wine-growing heritage, two former wine vats are currently used for storage, while a third remains unopened and offers further potential.

On the first floor, the sleeping area features two comfortable bedrooms and a bathroom with a large spa-style bathtub. This level also provides access to a private 41 m² terrace, accessible from both the landing and the main bedroom, offering a wonderful outdoor space for relaxing, entertaining, or creating a peaceful lounge area.

The top floor, already insulated and partly converted, includes an additional bedroom, a large studio space of around 27 m², and a shower room ready to be completed, offering further possibilities depending on your needs.

A character property offering generous living space, pleasant outdoor...

LOCAL TAXES

Taxe foncière: **2005 EUR**

NOTES