

## Charming Stone House with Garden, Pool, 3 En-Suite Bedrooms & Vineyard Views in the South of France Setting

EXCLUSIVE



## INFORMATION

Town:	Paraza
Department:	Aude
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	1560 m2

## IN BRIEF

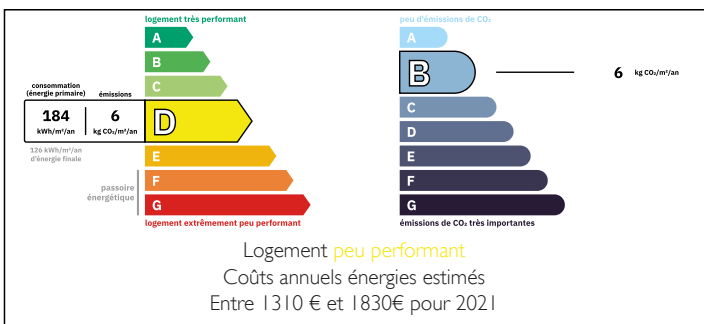
Set in the charming canal village of Paraza, surrounded by vineyards and open countryside, this beautifully presented 140m2 stone house offers a truly authentic South of France lifestyle.

Filled with natural light, the home combines character and comfort, featuring exposed beams, a striking arched window framing the views, and generous living spaces that flow effortlessly to the outdoors. The property offers three en-suite bedrooms, making it ideal for welcoming family and friends or creating a high-quality holiday rental.

Outside, a private swimming pool, mature garden of 1560m2, and sunny terraces provide the perfect setting for long summer days and relaxed evenings overlooking the vines.

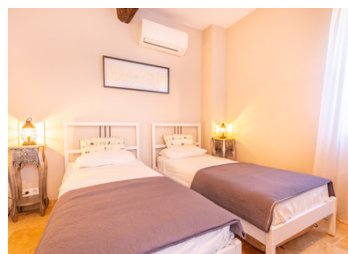
Just moments from the Canal du Midi, you can enjoy scenic walks, cycling, or boating along one of

## 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

Located in the heart of the charming canal village of Paraza in the sought-after Minervois wine region, this beautifully presented stone house offers an ideal blend of character, comfort, and easy Mediterranean living.

The main house features a spacious and elegant entrance hall with exposed beams, setting the tone for the rest of the property. A recently remodelled kitchen opens directly onto the west-facing terrace, perfect for outdoor dining and enjoying the warm evening light. The living room and dining area are bathed in natural light, enhanced by a striking arched window that frames open vineyard views, with direct access to a south-facing terrace — creating a seamless indoor-outdoor lifestyle.

Also on the ground floor, there is a utility room and separate WC, adding practicality for everyday living.

The property offers three bedrooms, each with its own private en-suite bathroom, including one conveniently located on the ground floor. The two additional bedrooms each benefit from their own independent stairway access, offering excellent privacy for guests and making the layout particularly well suited for a chambre d'hôtes or rental activity.

The exterior spaces are designed to fully enjoy the South of France climate, with a beautifully maintained and mature garden of approximately 1,560 m<sup>2</sup>. At the heart of the garden is a swimming pool (12m x 6m) surrounded by terraces, ideal for relaxing or entertaining. A covered terrace provides a shaded space for long summer lunches, while the pétanque court and fruit trees complete the...

## LOCAL TAXES

**Taxe foncière: 1672 EUR**

**Taxe habitation: EUR**

## NOTES