

Charming Village House with Roof Terrace in Gramazie, Near Carcassonne



INFORMATION

Town:	Gramazie
Department:	Aude
Bed:	1
Bath:	1
Floor:	52 m ²
Plot Size:	12 m ²

IN BRIEF

Discover this delightful village house in the charming village of Gramazie, nestled amongst the vineyards of the Razès. Ideal as a lock-up-and-leave holiday home, rental investment, or peaceful retreat in the south of France.

The accommodation comprises an open-plan living area with kitchen on the ground floor, a bedroom and bathroom on the first floor, and an attic sleeping area and wonderful roof terrace on the top floor.

Situated on a quiet street that has recently been repaved, the property benefits from convenient parking just a few metres from the front door. The village of Belvèze-du-Razès, with its range of shops and services, is only 2 km away, Carcassonne and its international airport are 30 minutes away. Toulouse can be reached in under an hour.

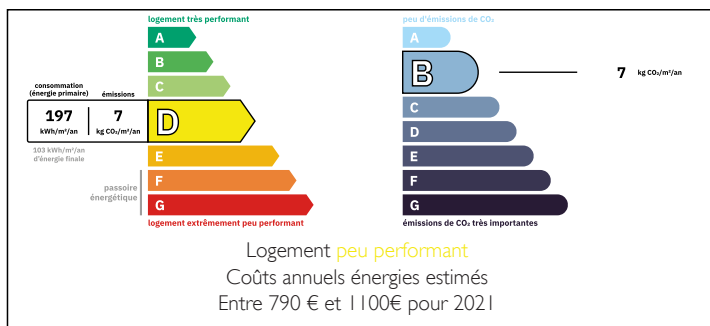
This is a superb opportunity to own an

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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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 489 EUR

NOTES

DESCRIPTION

Amongst the rolling vineyards of the Razès, the pretty village of Gramazie offers a peaceful setting whilst remaining close to everyday amenities. This charming house is located on a quiet side street, adding to its tranquil atmosphere.

The façade has recently been renovated, and all windows are double glazed. On the ground floor, an open-plan living space incorporates a kitchen area and lounge, creating a practical and welcoming heart to the home.

A staircase leads to the first floor, where you will find a bathroom to the rear and a comfortable bedroom overlooking the peaceful street below.

The top floor features an attic sleeping area with a lower ceiling height and direct access to the roof terrace. Recently retiled, the terrace provides the perfect place to relax and enjoy village life, whether sharing an evening meal outdoors, enjoying a morning coffee as the sun rises over the terracotta rooftops, or simply unwinding in the calm surroundings.

Gramazie is a small, attractive village centred around its historic church and is located just 2 km from Belvèze-du-Razès. Here you will find a full range of amenities, including a grocery shop, bakery, pharmacy, doctor's surgery, cafés, restaurants, and DIY and home improvement stores.

The popular hilltop towns of Fanjeaux and Montréal are nearby, while Bram and access to the UNESCO-listed Canal du Midi are just a 15-minute drive away. Carcassonne, famous for its medieval Cité and year-round events, can be reached in under 30 minutes, while Toulouse...