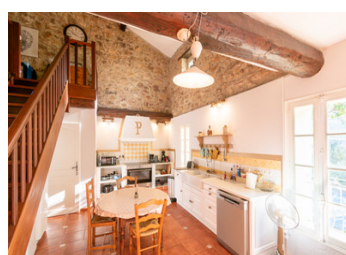


Renovated stone farmhouse with pool in hamlet between vineyards and nature, perfect holiday or family home



INFORMATION

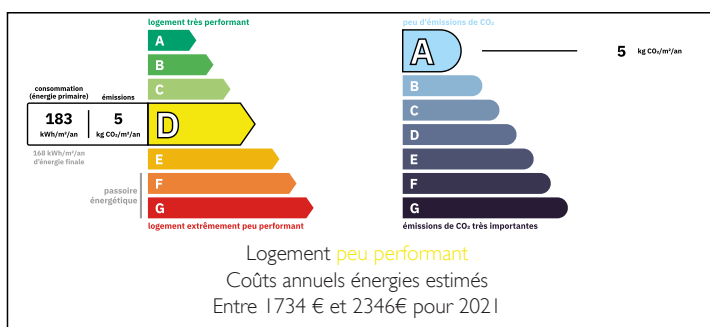
Town:	Saint-André-de-Roquelongue
Department:	Aude
Bed:	4
Bath:	3
Floor:	233 m ²
Plot Size:	500 m ²



IN BRIEF

Set in a peaceful hamlet between Fontjoncouse and Fontfroide Abbey, this 1890 stone farmhouse combines character and natural beauty. A Mediterranean garden with pool leads to an independent ensuite bedroom. An exterior stone staircase brings you to the main house: a stunning living space with cathedral ceiling, exposed beams and a stone fireplace, along with a bedroom and bathroom on the same level. Upstairs, a bright mezzanine is currently set up with two sets of twin beds and a foosball table, while still leaving plenty of room to play or exercise. It leads to two charming bedrooms and a spacious bathroom. A garage completes this character property. Ideal as a family home or holiday house, the property offers tranquillity and authentic charm, just 4 min from Saint-André-de-Roquelongue and close to Narbonne, Carcassonne, Béziers and the beaches. Excellent holiday...

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

Just a few minutes from the pretty village of Saint-André-de-Roquelongue, this former stone farmhouse, built in 1890, is set in a stunning natural environment between the Michelin-starred restaurant in Fontjoncouse and the beautiful Fontfroide Abbey. Surrounded by vineyards, hills and walking trails, it sits on the edge of a protected natural area where peace and beauty reign. A handful of houses form a small, picturesque hamlet, tucked away in a truly tranquil setting.

Stepping through the gate, you enter a sun-drenched Mediterranean garden with a swimming pool — the perfect place to relax and unwind. A ground-floor bedroom with an ensuite bathroom opens directly onto this outdoor space, making it ideal for hosting guests or enjoying a private retreat. A spacious garage provides convenient parking and extra storage space.

An exterior stone staircase leads up to the main entrance of the house. Inside, the exposed beams, cathedral ceiling, and stone fireplace immediately create a warm, welcoming atmosphere. The spacious living area flows naturally into the dining room and a charming, country-style kitchen, perfect for gathering around the table with family and friends. On this same level, there is also a bedroom and a bathroom, providing comfortable and convenient living space.

Upstairs, a spacious and bright mezzanine is currently furnished with two sets of twin beds and a foosball table. There's still plenty of room left for playing, exercising, or creating a cosy reading or games area. It leads to two charming bedrooms (one with dressing) and a...

LOCAL TAXES

Taxe foncière: **1 400 EUR**

NOTES