

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



INFORMATION

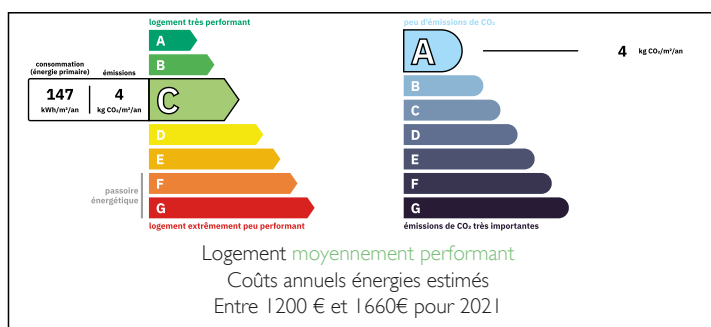
Town:	Pech-Luna
Department:	Aude
Bed:	5
Bath:	4
Floor:	180 m2
Plot Size:	3500 m2



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 m² over three floors. On the ground floor, a dining room and a large 40 m² 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 m² 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

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 m², 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 m² 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...