

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



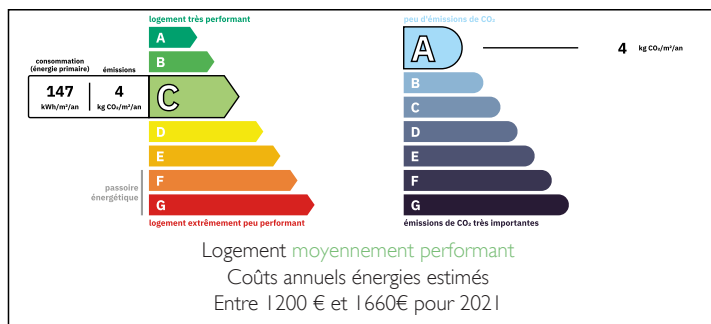
INFORMATION

Town:	Pech-Luna
Department:	Aude
Bed:	5
Bath:	4
Floor:	180 m ²
Plot Size:	3500 m ²

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



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

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...

LOCAL TAXES

Taxe foncière: 1308 EUR

Taxe habitation: EUR

NOTES