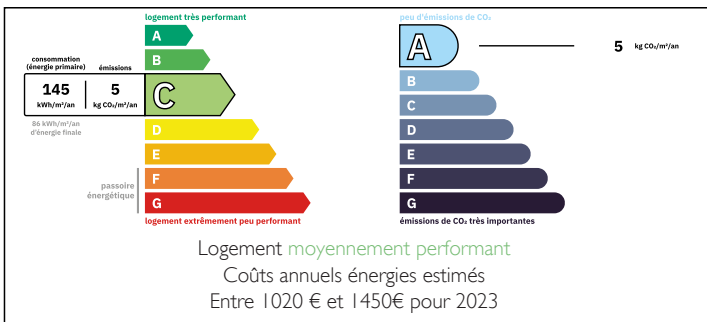


Authentic 19th-Century Charming Stone Village House with Views near the Mediterranean and close to Narbonne



ENERGY - DPE



INFORMATION

Town:	Roquefort-des-Corbières
Department:	Aude
Bed:	1
Bath:	2
Floor:	85 m ²
Plot Size:	8 m ²

IN BRIEF

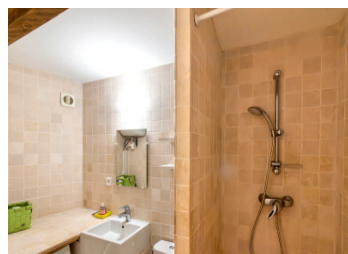
In the heart of the lively Mediterranean village of Roquefort-des-Corbières, just 10 minutes from the sea, this authentic 19th-century village house of 85 m² combines timeless charm with modern comfort. Original stone walls, wooden beams, and sunlit interiors create a warm, inviting atmosphere.

From the 9 m² terrace, step into a fully equipped kitchen leading to a cozy lounge with wood burner, bathroom, and open staircase. Upstairs, a spacious living room offers sweeping views over the village and Corbières hills, while the master bedroom with ensuite ensures comfort and privacy.

Nestled in a peaceful pedestrian street with free parking nearby, everything is within walking distance—shops, cafés, restaurants. Surrounded by vineyards, hiking and cycling trails, and close to Narbonne, Leucate, La Franqui, Perpignan, and Carcassonne, this property is a perfect retreat or

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

An authentic 19th-century village house in the heart of the Corbières

In the lively Mediterranean village of Roquefort-des-Corbières, just 10 minutes from the sparkling waters of the Mediterranean Sea, lies this charming 19th-century village house, filled with authentic character and timeless appeal. With 85 m² of living space, it welcomes you with its original stone walls, exposed wooden beams, and sweeping views over the village rooftops and the rolling hills of the Corbières.

From the moment you step onto the 9 m² terrace, you are embraced by a warm, welcoming atmosphere bathed in natural light. On the ground floor, the open-plan kitchen (12.5 m²) invites convivial moments around a large dining table, flowing seamlessly into a cozy reading lounge (26.5 m²) with a sofa bed, a wood-burning stove, and a bathroom with toilet (3.5 m²). This space can very easily be converted into a second bedroom, complete with an en-suite bathroom featuring a shower, washbasin, and WC.

An open staircase leads to the first floor, where a bright and spacious salon (26 m²) offers breathtaking views of the village and the surrounding vineyards. Adjoining is the intimate master bedroom (12.5 m²), complete with its own ensuite bathroom (3 m²).

Equipped for modern comfort, the property benefits from electric heating, reversible air conditioning, and a closed wood burner. Nestled in a peaceful pedestrian street, the house offers authentic tranquility with all amenities just a short walk away. Two free public car parks are only a 2-minute stroll from the...

LOCAL TAXES

Taxe foncière: **391 EUR**

NOTES