

## Spacious character village house with 4 bedrooms, a large terrace and garage



## INFORMATION

Town:	Saint-André-de-Roquelongue
Department:	Aude
Bed:	4
Bath:	2
Floor:	227 m2
Plot Size:	55 m2

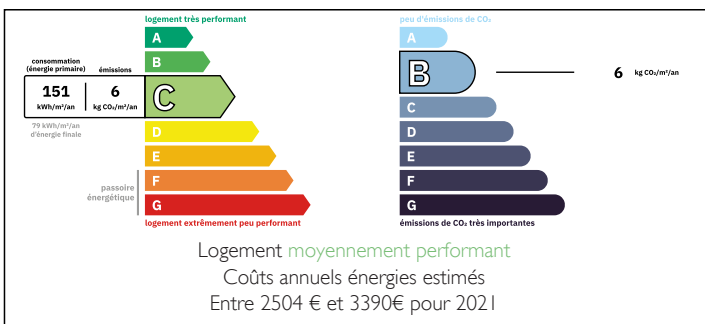
## IN BRIEF

Located in the Corbières wine region, Saint-André-de-Roquelongue is an authentic and sought-after village around 20 minutes from Narbonne. Surrounded by vineyards and beautiful countryside, it offers a peaceful way of life with local shops, a lively community atmosphere and strong appeal for families and lovers of the region's food and wine culture.

This character property offers 227 m<sup>2</sup> of living space with generous volumes, a warm and welcoming living area with exposed stone walls, four flexible bedrooms and two private outdoor spaces — a courtyard ideal for relaxed outdoor dining and a 41 m<sup>2</sup> terrace that becomes a true extension of the home.

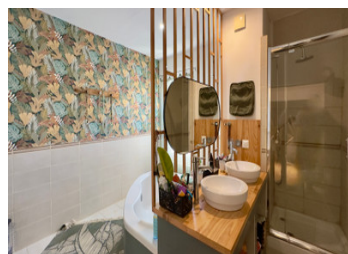
A versatile and attractive property, equally suited as a full-time residence or a beautiful holiday home in the South of France.

## 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.



## DESCRIPTION

From the street, the house presents a traditional village façade, while inside it reveals generous volumes and a warm, welcoming atmosphere. From the moment you enter, the beautiful living area with exposed stone walls sets the tone — a characterful and convivial space where natural light flows easily.

The courtyard of around 15 m<sup>2</sup> extends the living room both visually and physically, creating a pleasant connection between indoor and outdoor living. This intimate space easily becomes a small outdoor room in its own right, ideal for setting a table, enjoying relaxed outdoor meals or hosting barbecues with friends.

The ground floor also includes a separate kitchen, a bedroom with a full shower room — perfect as a guest suite or home office — and direct access to the garage. Reflecting the house's wine-growing heritage, two former wine vats are currently used for storage, while a third remains unopened and offers further potential.

On the first floor, the sleeping area features two comfortable bedrooms and a bathroom with a large spa-style bathtub. This level also provides access to a private 41 m<sup>2</sup> terrace, accessible from both the landing and the main bedroom, offering a wonderful outdoor space for relaxing, entertaining, or creating a peaceful lounge area.

The top floor, already insulated and partly converted, includes an additional bedroom, a large studio space of around 27 m<sup>2</sup>, and a shower room ready to be completed, offering further possibilities depending on your needs.

A character property offering generous living space, pleasant outdoor...

## LOCAL TAXES

**Taxe foncière: 2005 EUR**

**Taxe habitation: EUR**

## NOTES