



Character House,

11200, Aude, Occitanie

* Available * 4 Beds

Exceptional village house from the 16/17th Century with breath taking and far reaching views from the Canal du Midi to the Pyrenees, main apartment with 4 bedrooms and 2 shower rooms, apartment...

€495,000

Ref: 2487

Property Description

This unique stone house with heaps of charm and offering panoramic views is located at the edge of a touristic village in the greater Narbonne area, Languedoc Roussillon, Occitanie, South of France. The current owners have renovated the property with taste using quality materials. The main apartment with 4 bedrooms has a large family room with lounge dining and an open kitchen. 3 large doors open to a huge terrace with a part covered for some shade and the other part ideal for sun bathing. The top apartment is offering 2 bedrooms and of course a terrace to contemplate the beautiful countryside. At the bottom of the house is a typical Mediterranean garden stimulating not only the eyes with the wonderful flowers, colours and the beautiful swimming pool but also the sense of smell with jasmines, oleanders and other local plants. There are as well some fruit trees such as an olive, fig and cherry tree and of course beautiful palm trees. The swimming pool area with its terrace is totally private. All you have to do is unpack your suitcase and enjoy!

Description of the building The house offers about 230m² of living space over the 2 floors. The access with the car is at the top of the house. Each apartment has its own entrance door. Main apartment with 75m² South facing terrace and fantastic views Large landing, WC with basin, storage room, a staircase leading down to the lower floor into the large family room large and bright room with lounge, dining and open fully fitted kitchen, 75m², open to the sloping roof with roof windows; 3 large double doors are leading to the 75m² South facing terrace a mezzanine above the kitchen, today a game area for kids but could easily be an office area 4 bedrooms, all of them open either to the terrace or to the garden a large shower room with 2 basins, a little shower room with basin, separate WC, storage room Top floor apartment with 24m² South facing terrace and amazing views Entrance, corridor, large room with fitted open kitchen, dining area and sitting area with a fire place, opening to the terrace 24m² with absolutely fantastic views! 2 bedrooms, shower room, separate WC, large storage room ideal as well for bicycles, mezzanine above kitchen for kids or storage room. Basement Storage room 15m², another storage room 39m², open to the garden Lovely large free shape Swimming pool with a shallow basin, entirely tiled. Grounds The garden is divided on the bottom in 3 parts as the plot is getting wider at the bottom. In the middle part is the really spacious swimming pool with its terrace, a couple of steps down to the East is a good size garden with the palm trees and on the other side of the pool, over 2 levels is the garden area with the fruit trees. There is as well an entrance just into the garden with a staircase on the West side from the top down to the swimming pool level. The house is attached on the east side and the huge palm tree is nicely hiding it. General condition The house is in very good condition and can straight away be moved in. The main apartment has under floor heating in the large room, a fire place and as well an air conditioning, bedrooms are not really in need to be heated but have electric convectors. The 2 bed apartment has an air-conditioning in the lounge as well as a fire place, the bedrooms are equipped with electric convectors. There is a double glazed wooden joinery. In the main apartment, the 3 double doors opening to the terrace are double glazed in wood; the bedroom doors and windows are in wood too but simple glazed. Comments A property with a lot of character and charm. Only a visit can give you the ambiance of this magic and unique place!

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