



## Stunning 5 Bed Village House With Atrium For Sale in Belpech Aude France



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 406,146.75

### Τοποθεσία

Χώρα:	France
Διεύθυνση:	Rue Tournefeuille
Ταχυδρομικός κωδικός:	11420
Δημοσιεύθηκε:	28/07/2023

### Περιγραφή:

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Esales Property ID: es5553467

1 Rue Tournefeuille  
11420 Belpech  
Aude, Languedoc Rousillion  
FRANCE

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

In the centre of town which has most amenities, sits this lovely 5 bedroom 4 bathroom house with a pretty garden and a garage. High ceilings, several collumbage walls and a light filled atrium in the centre of the house.



It is perfectly situated between Mirepoix, Mazerès Castelnaudary, Pamiers and less than an hour from Toulouse & Carcassonne. It is close to the autoroute junctions, not far from winter skiing and plenty of interest in and around the region.

On the ground floor there is a superb dining room which sits under the atrium and benefits from an efficient wood burning stove. A second comfortable living room, an office, then a fully equipped kitchen open onto the surprisingly large gardens. There are high ceilings and several half-timbered walls.

A superb curved wooden staircase leads to the second floor where there is a master suite with comfortable lounge and shower room. There are 2 other double bedrooms with shower room and a 4th double bedroom with independent bathroom. 2 of the bedrooms have windows overlooking the atrium. On the third floor is a 5th bedroom, currently used as an art studio, and a large attic for further accommodation if desired.

The well stocked gardens benefit from a newly built summer kitchen and terraces among the ancient stone walls. This house is the perfect blend of old and new, comfort and character. A stone's throw from local shops and bars, and 2 minutes walk from the banks of the river with natural bathing.

If you have a bed and breakfast project, or if you are looking for an authentic and unique property, look no further. In Addition to this the ruins is a fantastic blank canvas for someone with imagination or artistic inclinations, a spa pool or additional entertaining space.

## ABOUT THE AREA

Belpech is situated in the Aude department and Occitanie region. The Aude department of Languedoc-Roussillon has many highlights for visitors, including the cosmopolitan city of Narbonne, numerous picturesque villages, the extraordinary medieval fortified town of Carcassonne and a great deal of scenic natural beauty, as well as the dramatically located cathar castles and their associated legends!

### Aude tourism

#### Chateau Peyrepertuse

Situated towards the south of the Languedoc-Roussillon region of southern France, the Aude department has the Mediterranean coast as its eastern border and includes the important towns of Narbonne and Carcassonne, the popular cathar castles in the centre of the department, and some attractive scenic highlights.

Aude is generally warm with typical Mediterranean weather including hot, dry and stormy summers. Temperatures are lower inland especially in the more hilly regions, and the Aude is also one of the windiest departments of France.

### Northern Aude and the Montagne Noire

#### Saissac

If you travel north of Carcassonne you will discover a group of several interesting villages including Revel, Saissac and Montolieu, (known as a book town because of the number of bookshops), and also Caunes-



Minervois a short distance to the east.

This is the Minervois region, also well known for the wine produced in the region, and the southern edge of the Massif Central. Also close to here you can visit the ensemble of ancient ruined castles that together form the Chateau de Lastours, one of the most northern of the cathar castles. If you need to escape the heat for a while you can visit the two cave systems at Limousis and Cabrespine, east of Chateau de Lastours, to see some very impressive rock formations. The Giant Cave of Cabrespine is one of the largest caves in Europe.

## MAiN FEATURES:

- 240m<sup>2</sup> of living space
- 797m<sup>2</sup> plot
- 5 bedrooms
- 4 Bathrooms
- Stunning Views
- Massive potential in the rental market
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, walking and skiing areas nearby
- Village property close to amenities
- Atrium over 3 floors
- Beautiful easily maintained garden
- Close proximity to the surrounding countryside

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### **Κοινά**

Κρεβατοκάμαρες:	5
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	240 τ.μ
Μέγεθος αυλής:	797 τ.μ

### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Virtual tour URL: [https://www.youtube.com/embed/3xMKEOXePzg?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/3xMKEOXePzg?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

### **Contact information**



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