



Exceptional Property Amidst Vineyards



Info Agente

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País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 526,500

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Belvezé-du-Razès
Código postal:	11240
Publicado:	13/10/2025

Descripción:

In the heart of Languedoc, just 10 km from Limoux, this rare estate surrounded by vineyards offers a charming residence with strong development potential. Renovated main house with views of the Pyrenees 160 m2 house, carefully renovated (insulation, quality materials), comprising a large, bright living space of approximately 60 m2, three bedrooms, a salt-water swimming pool, a landscaped garden and an outdoor dining area with barbecue.

Independent accommodation: 90 m2 apartment, to be finished renovating, comprising two bedrooms, a kitchen open to the living room and a bathroom.

It connects to the main house, allowing the creation of a single, large dwelling if desired.

Dependencies Garage of approximately 65 m2, hangar of 260 m2, stone cellar of 80 m2 ideal for tastings or a wine tourism project, as well as a stable of 100 m2.

- Habitable Size m2 : 219 m2
- Land size m2 : 4 484 m2



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- Number of Bedrooms : 5
 - Number of rooms : 7
 - Number of levels : 3
 - Open view : Pyrenees and vineyards.

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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Común

Dormitorios:	5
Baños:	2
Tamaño del lote:	4484 m2



Utility details

Heating: Sí

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.685.390

